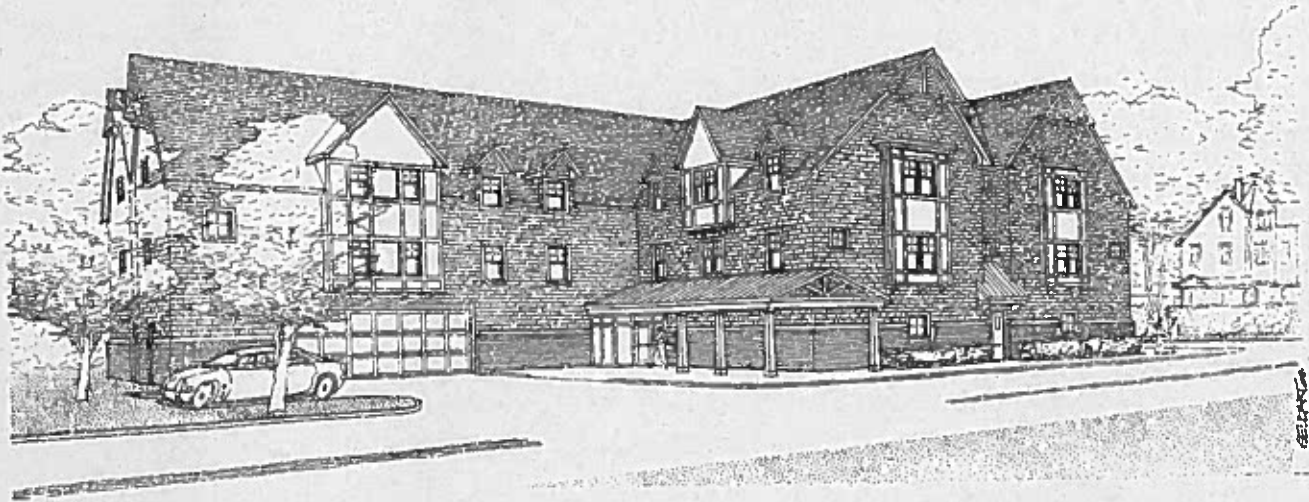


Leroy - West Senior Residences

MAY 16 2008



**77 Leroy Avenue
Darien, Connecticut**

**Planning & Zoning Commission
Application for Age-Restricted Affordable Housing
Pursuant to Connecticut General Statutes Section 8-30g**

**Christopher and Margaret Stefanoni, Applicants
May 16, 2008**

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APPLICATION FOR LEROY - WEST SENIOR RESIDENCES
77 LEROY AVENUE

Objective

Senior citizens are the fastest-growing segment of the Darien population, yet housing costs in Darien are too expensive for many senior citizens to live or remain in Darien. Our objective is to provide an in-town community for senior citizens with much-needed quality affordable housing which is convenient to public transportation, downtown retail, and services. The community will increase the affordable housing for senior citizens in Darien by 17% as well as make Darien a more inclusive place to live.

The Need for Affordable Housing in Darien

Connecticut has a significant shortage of affordable housing and Darien has a need for affordable housing that is dire. Housing prices in Darien are the third highest of the 169 towns in Connecticut. According to the National Association of Realtors, the average sales price of a single-family home in Connecticut in 2007 was \$368,300 (see page A1). In contrast, according to data reported by the Darien MLS, the average sales price of a single-family home in Darien in 2007 was \$1,900,000 (see page A2).

The Connecticut Legislature has determined that every town in Connecticut should have at least 10% of its housing stock qualify as affordable housing under state guidelines. According to the current list from the Connecticut Department of Economic and Community Development published in February 2008, Darien has only 1.80% of its housing stock that qualifies as affordable housing (see page A3).

Darien town leaders have articulated the need for affordable housing in Darien, and particularly for senior citizens. The Darien Affordable Housing Advisory Commission (DAHAC) issued a report on October 16, 2007 in which it concluded that "there is a clear need for the Town of Darien to provide affordable housing" (see page A4). DAHAC conducted a survey of Darien residents and found that "90% agree that there is a need to increase affordable housing in Darien and 88.1% would like to have more affordable housing in Darien" (see page A5).

The Affordable Housing Statute

This application is submitted according to Connecticut General Statutes Section 8-30g. The statute applies to any town in Connecticut in which less than 10% of the housing stock qualifies as affordable housing under the state guidelines determined by the Connecticut Department of Economic and Community Development. The Connecticut Supreme Court has established that "The key purpose of Section 8-30g is to encourage

and facilitate the much-needed development of affordable housing throughout the state.” *West Hartford Interfaith Coalition, Inc. v. Town Council of Town of West Hartford*, 228 Conn. 498, 511 (1994).

Leroy - West Senior Residences

This development is a community of 16 units restricted in accordance with 42 USCS Section 3607 to persons at least 62 years of age. Pursuant to Connecticut General Statutes Section 8-30g, 30% of the units qualify as affordable housing. The site is comprised of two building parcels that together total 0.47 acres. The site has access to municipal sewer and public water.

The site is located on the southwest corner of Leroy Avenue and West Avenue, an in-town location within a short walking distance to stores, restaurants, supermarkets, banks, a movie theater, and many other establishments. The site is adjacent to the Darien train station; is on the West Avenue bus route that serves Stamford and Norwalk; and is in close proximity to Route 1 and I-95 (see site map on page A6 and photographs on pages A7-A8). Across the street from the site is a 2-acre parking lot which is commercially-zoned. In the immediate vicinity are Clock Hill Homes which is comprised of 30 units of affordable condominiums, several other multi-family residences, and Middlesex Commons which is comprised of 60 units of market-rate condominiums. The site is also in close proximity to Tilley Pond Park, an 9.81 acre public park with pathways, benches, a gazebo and scenic pond.

The location of the site meets the desirable location criteria of affordable housing as articulated by the Planning and Zoning Commission Affordable Housing Subcommittee, DAHAC and the South Western Regional Planning Agency (SWRPA). The July 10, 2007 Affordable Housing Subcommittee report to the Planning and Zoning Commission states: “The primary criteria [for site location] included: being served by town water and sewer and other major utilities; proximate to public transportation routes, such as bus lines and the two train stations; and proximate to services and retail uses such as shopping.” The report further states that preferable sites are those located on certain town roads including West Avenue, and those sites adjacent to existing multifamily housing or in “transitional areas” where higher density housing now exists (see pages A9-A15).

The Leroy - West Senior Residences were designed by Michael Stein, AIA of Stein|Troost architecture, a firm with expertise in buildings for seniors (see pages A16-A21 and the architectural drawings submitted separately). All 16 units are 2-bedroom units with a full bath and were designed specifically for the needs of senior citizens. The building is fully sprinklered and each unit will contain rescue windows. As the site is in a transition zone between the downtown commercial area and residential areas, the traditional brick and shingle-style design is compatible with both the downtown Darien architecture as well as the surrounding residential architecture. The landscaping was designed by Stuart H. Sachs, RLA, ASLA, of PRE/view Landscape Architects (see pages A22-A25 and the landscaping

plan submitted separately). The exterior lighting as shown on the plan is discrete and not intrusive to any neighboring properties.

The building has 24 parking spaces including two ADA spaces in accordance with the 1.5 parking spaces per elderly unit required in the Zoning Regulations Section 904(c) (see page A26). Of the 24 parking spaces, 22 are located within the building in the ground-level garage and are thereby hidden from view, and two are located in the front of the building.

Traffic generated from the site will not have a significant impact on traffic on nearby streets. Please refer to the Traffic Study by David L. Spear, P.E. of DLS Consulting, submitted separately.

Impact on Adjacent Residential Property Values

There exists no study based on property sales data that supports the proposition that senior housing with affordable units such as the Leroy West Senior Residences will decrease adjacent property values. In contrast, in April 2005 the Center for Real Estate at Massachusetts Institute of Technology (MIT) presented the results of a comprehensive study that conclusively determined that multiple-unit mixed-income developments do not lower property values of neighboring single-family homes. The data was obtained from suburban towns near Boston, Massachusetts where high-density controversial affordable housing developments were built. Massachusetts has affordable housing legislation under General Laws Chapter 40B that is almost identical to Connecticut General Statutes Section 8-30g. The data for the study by MIT covered 36,000 property sales during a period of 21 years from 1982 to 2003 (see A27-A41). The MIT study confirms previous studies done in other market areas including some of the nation's most affluent suburbs, that determined there is no negative impact of mixed income development on the value of neighboring market rate housing. A comprehensive list of these studies is included in a footnote to the publication "Myths and Stereotypes about Affordable Housing" published by the organization, Business and Professional People for the Public Interest (see page A42).

Amendment to Zoning Regulations and Zoning Map

A new zone, the "Leroy - West Affordable Housing Overlay Zone," is proposed for the site. Please refer to page 13 for the text of the proposed new zone, to the map attached to the last page of this application that indicates the location of the property to be re-zoned, and to page A43 for the metes and bounds description of the site to be re-zoned.

AFFORDABILITY PLAN

Affordable Housing Units

The Leroy - West Senior Residences at 77 Leroy Avenue is a community of 16 units restricted to persons at least 62 years of age in which 30% of the units qualify as affordable housing in accordance with Connecticut General Statutes Section 8-30g. The development qualifies as a "set-aside" development as defined by the statute. All the units are 2 bedrooms with one full bathroom. The Affordable Housing Units will be of comparable size and have the same construction quality as the Market-Rate Units. The Affordable Housing Units are shown on Schedule A, page 12

There are 2 units for households earning 80% or less of the median income for the Darien area or the state median income, whichever is less; and there are 3 units for households earning 60% or less of the median income for the Darien area or the state median income, whichever is less. The income levels are determined by the United States Department of Housing and Urban Development (HUD). For the 2008 Fiscal Year, the median income for the Darien area is \$117,800 and the state median income is \$82,100.

Affordability Period

The Affordable Housing Units will be designated as affordable for a period of 40 years to begin on the date of initial sale or rental of each unit.

Administration and Compliance

If the units are to be rented, then the Administrator of the Affordability Plan will be the owner of the development who will report annually to the Planning and Zoning Commission and/or to any other commission designated by the Town of Darien about compliance with the Affordability Plan. If the units are sold, then the condominium association would become the Administrator. The Administrator may retain a consultant or management firm with experience in affordable housing to assist in the administration of the Affordability Plan. The role of Administrator may be assigned to another person or entity with prior written notice to the Planning and Zoning Commission.

Availability

Once the building is constructed and the units initially become available, then for every 7 Market-Rate Units offered for occupancy, 3 Affordable Housing Units are to be offered for occupancy to maintain a 30% ratio. Otherwise, the Zoning Enforcement Officer may withhold a certificate of occupancy for a Market-Rate Unit until a sufficient number of certificates of occupancy are issued for the Affordable Housing Units.

A renter of an Affordable Housing Unit whose household income increases to exceed the requirements for eligibility will inform the Administrator within 10 days. The renter will have the option to vacate the unit within 90 days or remain in the unit and pay market-rate rent. If the renter decides to remain in the unit and pay market-rate rent, then the Administrator will designate the next available Market-Rate Unit to be an Affordable Housing Unit to maintain the required 30% ratio of Affordable Housing Units in the Leroy - West Senior Residences.

Affirmative Fair Housing Marketing Plan

The sale or rental of the units will be based on the affirmative fair housing marketing guidelines of the Regulations of Connecticut State Agencies. Compliance with the Affirmative Fair Housing Marketing Plan will be the responsibility of the Administrator.

The intent of the Affirmative Fair Housing Marketing Plan is to be broad-based so that prospective buyers or renters of varied income groups will feel welcome to apply. Assistance will be available in completing applications. Darien residents will receive equally-weighted preferences as other applicants. The availability of the units will be advertised in a newspaper of general circulation in Darien and communicated to the Darien Housing Authority, the Planning and Zoning Commission, the Board of Education, and the Town Clerk. Based on an analysis of the census and related demographic data, the availability of the units will be advertised in publications and other media and communicated to social service agencies, housing authorities, and other community contacts to reach minority populations within the housing market area. The demographic information for all residents of the Leroy - West Senior Residences and applicants on the wait list will be maintained by the Administrator.

The affirmative fair housing marketing of units will begin prior to the general marketing of units and be repeated periodically until all units are sold or rented and when units become available for re-sale or rental.

Eligibility

The eligibility of a household to buy or rent an Affordable Housing Unit will be determined by the Administrator strictly in accordance with Section 8-30g.

Application Process

A household seeking to buy or rent an Affordable Housing Unit will complete an application and provide information about annual household income according to the criteria published by HUD 24 CFR 5.609. The Administrator will require documented verification of annual household income.

The Administrator will interview the applicant to review the requirements for eligibility and the penalties for supplying false information, and to explain, if relevant, the restrictions concerning the re-sale of an Affordable Housing Unit. The Administrator will provide the necessary documentation to assist the applicant in obtaining financing.

The application process will comply with the Federal Fair Housing Act and the Connecticut Fair Housing Act.

Maximum Sale Price

In accordance with Section 8-30g-8 of the Regulations of Connecticut State Agencies, the Maximum Sale Price of an Affordable Housing Unit will be determined by the Administrator as follows:

1. Determine the relevant-year median income for the Darien area and the state median income as published by HUD and use whichever is less.
2. Multiply the result of Step 1 by 90% to represent the household size of a two-bedroom unit.
3. For a unit for sale to a household earning 80% or less of the median income, multiply the result of Step 2 by 80%; and for a unit for sale to a household earning 60% or less of the median income, multiply the result of Step 2 by 60%.
4. Multiply the result of Step 3 by 30% to determine the maximum amount of household income available for housing.
5. Divide the result of Step 4 by 12 to determine the maximum monthly amount of household income available for housing.
6. Estimate the monthly housing expenses including taxes, insurance, utilities, and common interest ownership or similar fee, but excluding television, telecommunications, and information technology services.
7. Subtract the result of Step 6 from the result of Step 5 to determine the monthly amount available for mortgage principal and interest.
8. Apply the result of Step 7 to a standard mortgage term at the prevailing interest rate to determine the financeable amount.
9. Determine a down payment of 20% by dividing the result of Step 8 by 4 and determine a down payment of 20% based on the maximum sale price of a comparably-sized unit in the Darien area as published by the Connecticut Housing Finance Authority (CHFA) and use whichever is less.
10. Add the result of Step 8 to the result of Step 9 to determine the Maximum Sale Price.

Example of the Maximum Sale Price of Affordable Units:

A. Example of an Affordable Unit sold to persons earning 80% or less than the state median income with a 30-year mortgage term with a prevailing interest rate of 6.5%:

(Note that this is an example only, and that the calculation of the maximum sale price is to be done at the time of sale of each unit.)

1. State median income of \$82,100
2. $\$82,100 \times .90 = \$73,890$
3. $\$73,890 \times .80 = \$59,112$
4. $\$59,112 \times .30 = \$17,734$ (maximum annual amount of household income for housing)
5. $\$17,734 / 12 = \$1,478$ (maximum monthly amount)
6. \$300 (monthly housing expenses)
7. $\$1,478 - \$300 = \$1,178$ (monthly amount available for mortgage principal & interest)
8. \$186,414.94 (total financeable amount)
9. \$46,603.73 (20% down payment)
10. \$233,018.67 (maximum sales price)

B. Example of an Affordable Unit sold to persons earning 60% or less than the state median income with a 30-year mortgage term with a prevailing interest rate of 6.5%:

(Note that this is an example only, and that the calculation of the maximum sale price is to be done at the time of sale of each unit.)

1. State median income of \$82,100
2. $\$82,100 \times .90 = \$73,890$
3. $\$73,890 \times .60 = \$44,334$
4. $\$44,334 \times .30 = \$13,300$ (maximum annual amount of household income for housing)
5. $\$13,300 / 12 = \$1,108$ (maximum monthly amount)
6. \$300 (monthly housing expenses)
7. $\$1,108 - \$300 = \$808$ (monthly amount available for mortgage principal & interest)
8. \$127,863.56 (total financeable amount)
9. \$31,965.89 (20% down payment)
10. \$159,829.44 (maximum sales price)

In accordance with Section 8-30g-8 of the Regulations of Connecticut State Agencies, the Maximum Rental Price of an Affordable Housing Unit will be determined by the Administrator as follows:

1. Determine the relevant-year median income for the Darien area and the state median income as published by HUD and use whichever is less.
2. Multiply the result of Step 1 by 90% to represent the household size of a two-bedroom unit.
3. For a unit for rent to a household earning 80% or less of the median income, multiply the result of Step 2 by 80%; and for a unit for rent to a household earning 60% or less of the median income, multiply the result of Step 2 by 60%.
4. Multiply the result of Step 3 by 30% to determine the maximum amount of household income available for housing.
5. Divide the result of Step 4 by 12 to determine the maximum monthly amount of household income available for housing.

6. Determine the Fair-Market Rent of a comparably-sized unit in the Darien area as published by HUD.
7. For a unit for rent to a household earning 80% or less of the median income, multiply the result of Step 6 by 120%; and for a unit for rent to a household earning 60% or less of the median income, multiply the result of Step 6 by 100%.
8. Determine the maximum monthly amount of household income available for housing by comparing the result of Step 5 and the result of Step 7 and using whichever is less.
9. Estimate the monthly housing expenses including utilities and required unit fees, but excluding television, telecommunications, and information technology services.
10. Subtract the result of Step 9 from the result of Step 8 to determine the monthly Maximum Rental Price.

Examples of the Maximum Rent of Affordable Units:

A. Example for an Affordable Unit rented to persons earning 80% or less of the State median income:

(Note that this is an example only, and that the calculation of the maximum rent is to be done at the time of rental of each unit.)

1. State median income of \$82,100
2. $\$82,100 \times .90 = \$73,890$
3. $\$73,890 \times .80 = \$59,112$
4. $\$59,112 \times .30 = \$17,734$ (maximum annual amount of household income for housing)
5. $\$17,734 / 12 = \$1,478$ (maximum monthly amount)
6. \$1,642 (HUD Fair-Market Rent of a comparably-sized unit in the Darien area)
7. $\$1,642 \times 120\% = \$1,970.40$
8. \$1,478 (the lower number of step 5 or step 7)
9. \$200 (monthly housing expenses)
10. \$1,278 (monthly Maximum Rent)

B. Example for an Affordable Unit rented to persons earning 60% or less of the State median income:

(Note that this is an example only, and that the calculation of the maximum rent is to be done at the time of rental of each unit.)

1. State median income of \$82,100
2. $\$82,100 \times .90 = \$73,890$
3. $\$73,890 \times .60 = \$44,334$
4. $\$44,334 \times .30 = \$13,300$ (maximum annual amount of household income for housing)
5. $\$13,300 / 12 = \$1,108$ (maximum monthly amount)
6. \$1,642 (HUD Fair-Market Rent of a comparably-sized unit in the Darien area)
7. $\$1,642 \times 100\% = \$1,642$
8. \$1,108 (the lower number of step 5 or step 7)

9. \$200 (monthly housing expenses)
10. \$908 (monthly Maximum Rent)

Rights and Privileges

The owners or renters of the Affordable Housing Units will have the same rights and privileges as the owners of the Market-Rate Units except that the owners of the Affordable Housing Units must be the principal residence of the owner and thus only the owners of Market-Rate Units may rent their unit to another party. As all the units are two-bedroom units, the condominium fees are to be the same for all units.

Re-sale of Affordable Housing Units

The owners of the Affordable Housing Units may sell the units at any time. When an Affordable Housing Unit becomes available for re-sale, the Administrator will determine the Maximum Sale Price, contact the applicants on the wait list, advertise according to the Affirmative Fair Housing Marketing Plan, and make a determination in writing as to whether a prospective buyer meets the requirements for eligibility in the Affordability Plan.

Certification of Compliance

The Administrator, upon written request from an owner, a buyer, a lender, or a title insurer, will provide written certification of compliance with the requirements of household income or the Maximum Sale Price.

Draft of Deed Restrictions

A. Restrictions for Affordable Units for Sale

The deed to each individual Affordable Housing Unit to be sold will include the following restrictions:

This unit is an Affordable Housing Unit within a set aside development as defined in Section 8-30g of the Connecticut General Statutes and in accordance with the applicable regulations for state agencies that were in effect on the date of the original application for initial local approval, May 16, 2008, and is therefore subject to a limitation, at the date of purchase, on the maximum annual income of the household that may purchase the unit, and is subject to a limitation on the maximum sale or resale price. These limitations shall be strictly enforced, and may be enforced by the person identified in the Affordability Plan as responsible for the administration of these limitations or the zoning enforcement authority of the Town of Darien.

For the duration of this covenant or restriction, this unit may be sold only to eligible households at least 62 years of age whose annual income does not exceed ____% *[insert 60% or 80% as applicable]* of median income as defined in Subsection 8-30g-1(10) of the Regulations of Connecticut State Agencies, applicable to this unit as specified in an Affordability Plan as on file with the Town of Darien. In addition, this unit may be sold or re-sold only at a price equal to or less than the price determined using the formula stated in Section 8-30g-8(a), or the formula stated in Section 8-30g-8(b), as applicable, of the Regulations of Connecticut State Agencies.

This unit will be occupied only as the principal residence of the owner, and this unit may not be rented.

The restrictions on this unit will run with the land for a period of 40 years to begin on the date of initial sale of this unit by Christopher Stefanoni and Margaret Stefanoni or their successors or assigns to an eligible household. When the 40-year Affordability Period expires, the restrictions on this unit will be of no further force and effect.

B. Restrictions for Affordable Units for Rent

If the Affordable Housing Units are rented, then a covenant or restriction imposed upon the set-aside development will include the following restrictions:

This development is a set aside development as defined in Section 8-30g of the Connecticut General Statutes and in accordance with the applicable regulations for state agencies that were in effect on the date of the original application for initial local approval, September 23, 2005, containing Affordable Housing Units, and is therefore subject to limitations on the maximum annual income of the household that may rent the designated Affordable Housing Units, and on the maximum rent that may be charged for such Affordable Housing Units. These limitations shall be strictly enforced, and may be enforced by the zoning enforcement authority of the Town of Darien against the record owner of the development or the person identified in the Affordability Plan as responsible for the administration of these limitations.

For the duration of this covenant or restriction, no less than 15% of the units in this development shall be rented to eligible households at least 62 years of age whose annual income is less than or equal to 80% of the median income as defined in Subsection 8-30g-1(10) of the Regulations of Connecticut State Agencies, and such units may be rented only at a rent equal to or less than the rent determined using the formula for maximum monthly rental amount stated in Section 8-30g-8(d) of the Regulations of Connecticut State Agencies. In addition, no less than 15% of the units shall

be rented to eligible households at least 62 years of age whose annual income is less than or equal to 60% of the median income as defined in Subsection 8-30g-1(10) of the Regulations of Connecticut State Agencies, and such units may be rented only at a rent equal to or less than the rent determined using the formula for maximum monthly rental amount stated in Section 8-30g-8(e) of the Regulations of Connecticut State Agencies.

The restrictions on this development will run with the land for a period of 40 years to begin on the date of initial rental of a unit by Christopher Stefanoni and Margaret Stefanoni or their successors or assigns to an eligible household. When the 40-year Affordability Period expires, the restrictions on this development will be of no further force and effect.

Draft of Lease Provisions

If the Affordable Housing Units are rented, then the lease for each Affordable Housing Unit will include the following provisions:

This unit hereby rented is an Affordable Housing Unit in accordance with Connecticut General Statutes Section 8-30g.

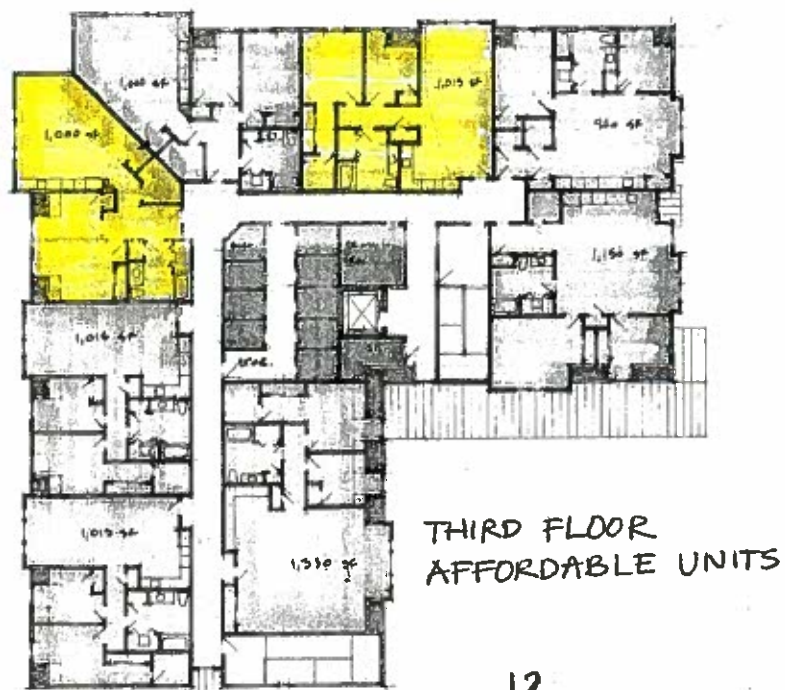
A renter of an Affordable Housing Unit whose household income increases to exceed the requirements for eligibility will inform the Administrator within 10 days. The renter will have the option to vacate the unit within 90 days or remain in the unit and pay market-rate rent. If the renter decides to remain in the unit and pay market-rate rent, then the Administrator will designate the next available Market-Rate Unit to be an Affordable Housing Unit to maintain the required 30% ratio of Affordable Housing Units in Nearwater Manor.

This unit will be occupied only as the principal residence of the renter, and this unit may not be sub-leased.

SCHEDULE A

Designation of Affordable Housing Units

As highlighted on the floor plans, the Affordable Housing Units will consist of five units.



LEROY - WEST AFFORDABLE HOUSING OVERLAY ZONE

Background and Purposes

This overlay zoning district is created in response to an application to amend the Zoning Regulations to permit development of affordable housing on a site comprised of two separate parcels on the west side of Leroy Avenue known as Lot # 74-1 and Lot # 74-2 on Tax Assessor's Map # 39. Affordable housing which fully satisfies the intent, requirements and purposes of Section 8-30g of the Connecticut General Statutes must be part of any housing proposal submitted for approval within this zone. If the properties are not developed together for affordable housing, the requirements of the underlying R1/5 zoning district shall continue to be fully applicable.

Permitted Principal Uses

The following uses shall be permitted subject to approval of a Site Plan in accordance with Section 1020.

- a. Multifamily units developed in accordance with Section 8-30g of the Connecticut General Statutes. The units can be either condominiums or rental apartments.
- b. Related accessory buildings, structures and uses in conjunction with housing which is developed in accordance with Section 8-30g of the Connecticut General Statutes.

Area and Bulk Requirements

The following requirements shall be deemed to be the minimum or maximum requirements in every instance of an application.

1. Minimum Lot Area	20,000 s.f.
2. Minimum Lot Frontage	100 feet
3. Minimum Lot Width	100 feet
4. Minimum Lot Depth	100 feet
5. Maximum Gross Floor Area of each dwelling unit	1,600 s.f.
6. Minimum Floor Area of each dwelling unit	500 s.f.
7. Minimum front yard (for dwelling units and accessory structures)	5 feet
8. Minimum side yard (for dwelling units and accessory structures)	8 feet
9. Minimum rear yard (for dwelling units and accessory structures)	8 feet
10. Maximum height in stories	3
11. Maximum height in feet	40
12. Maximum building coverage	None
13. Maximum Density	16 total units
14. Minimum Front, Side and Rear Yard for Drives, Outside Parking Spaces, and Utility Structures	None

Site Requirements

a. Basic Services and Utility Connections

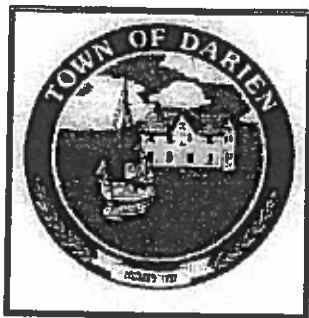
The site is adjacent to existing telephone, electricity, water and public sewage facilities which appear to be of sufficient capacity to serve potential development of the property at the 16-unit level. All dwellings within the site must be serviced by public water and public sewer. All utility connections, including electrical, telephone, telecommunications and other connections must be underground. No overhead services or wires shall be permitted.

Maximum Density and Design Criteria

- a. The maximum number of units that can be developed on the site is sixteen (16). This density is to accommodate affordable housing in accordance with Section 8-30g of the Connecticut General Statutes.
- b. The affordable housing units created in accordance with Section 8-30g of the Connecticut General Statutes shall be comparable in size, design, and construction to the market-rate units and shall be dispersed throughout the development.
- c. Any proposed development of the site shall be accompanied with a detailed and specific plan regarding the size, number, location, and other design features relating to all of the proposed dwelling units and an Affordability Plan as required under Section 8-30g.

Parking, Garages and Drives

- a. In accordance with Section 904, 1.5 parking spaces per elderly unit are to be provided. All on-site parking spaces shall be in accordance with Sections 226 and 900 of these Regulations with respect to design standards.
- b. Parking within a structure shall be permitted in an on-grade garage space or in the basement level of the structure. No structural parking deck or multi-level parking shall be permitted.
- c. Parking and drives, including emergency access, may be located within yard setbacks.



TOWN OF DARIEN PLANNING AND ZONING COMMISSION APPLICATION FORM

Application is hereby submitted for approval in accordance with the following Sections of the Darien Zoning Regulations (check all that apply).

- | | |
|---|---|
| <input type="checkbox"/> Section 810 Coastal Site Plan Review | <input type="checkbox"/> Section 1000 Special Permit Requirements |
| <input type="checkbox"/> Section 820 Flood Damage Prevention | <input checked="" type="checkbox"/> Section 1020 Site Plan Requirements |
| <input checked="" type="checkbox"/> Section 850 Land Filling, Excavation
and Earth Removal | <input type="checkbox"/> Section 1051 Protected Town Landmarks |
| <input checked="" type="checkbox"/> Section 1110 Change of Zoning Regulations and/or Zoning Map | <input type="checkbox"/> Subdivision Application |
| <input checked="" type="checkbox"/> Other (specify) <u>Affordable Housing Application</u>
<u>Pursuant to CGS Section 8-30g</u> | |

Property Location:

Street Address: _____

Assessor's Map(s) # 39 as Lot(s) # 74-1 and 74-2

Subject property is situated on the [north south east (west)] side of Leroy Avenue (street)
at the southwest (circle as appropriate)
approximately _____ feet [north south east west] from the corner formed by the
(circle as appropriate)
intersection of West Avenue and Leroy Avenue (streets).

Zoning District(s): R1/5 Size of Site: _____ square feet, 0.47 acres

The subject property ☐ is ☒ is not within 500 feet of an adjoining municipality.

Applicant:

Name: Christopher and Margaret
Stefanoni

Address: 149 Nearwater Lane
Darien, CT 06820

Phone #: 203-202-2813

Fax #: same

E-mail address: pstefanoni@aol.com

Signature: Christopher Stefanoni
Margaret Stefanoni

Property Owner:

Name: same as applicant

Address: _____

Phone #: _____

Fax #: _____

E-mail address: _____

Signature: _____

DARIEN PLANNING AND ZONING COMMISSION
ZONING APPLICATION FORM
PAGE 2 OF 3

Representative or Contact Person (to whom all correspondence shall be addressed)

Name: same as applicant

Company/Firm: _____

Phone #: _____

Address: _____

Fax #: _____

Email address: _____

Signature: _____

Summary of proposed activity and development:

(see narrative in application)

(A more detailed explanation should be attached to this application).

Application Fee of \$ 760

See Appendix B - Schedule of Fees of Darien Zoning Regulations.

Make checks payable to the "Town of Darien"

See requirements under Section 1040 for the applicant's responsibility regarding notification of nearby property owners.

Unless specifically waived in advance and in writing by the Planning & Zoning Director, all required materials must be submitted as part of this application:

For Business Site Plan applications under Section 1020:

See Section 1020 of the Darien Zoning Regulations

List of Abutting Property Owners

Map 39 Lot 75
63 West Avenue

Lina Donoso
63 West Avenue
Darien, CT 06820

Map 39 Lot 76
65 West Avenue

Peter DeMarco aand Kelly M. DeMarco
65 West Avenue
Darien, CT 06820

Map 39 Lot 70
8 Bailey Avenue

Megan E. and Robert D. Farley
8 Bailey Avenue
Darien, CT 06820

Map 39 Lot 71
6 Bailey Avenue

Douglas T. Lockhart
6 Bailey Avenue
Darien, CT 06820

Map 39 Lot 73
73 -75 Leroy Avenue

Peter J. and Linda B. Peterson
73 Leroy Avenue
Darien, CT 06820

Map 39 Lot 72
67 - 69 Leroy Avenue

Richard A Grimaldi
38 Ferry Lane East
Westport, CT 06880

Map 17 Lot 99
84 Leroy Avenue

Ronald A. Buttendorf
84 Leroy Avenue
Darien, CT 06820

Map 18 Lot 11
66 West Avenue

Steven J. Ozzano
66 West Avenue
Darien, CT 06820

Map 18 Lot 12
64 West Avenue

Patricia Broderick
64 West Avenue
Darien, CT 06820

Map 18 Lot 13
60 West Avenue

Kevin P. Blunnie and Sara Sheikh
60 West Avenue
Darien, CT 06820

List of Abutting Property Owners (continued)

Map 18 Lot 14
56 West Avenue

Julie Skakel
56 West Avenue
Darien, CT 06820

Map 73 Lot 33
37 West Avenue

Charles A. Koons, Jr.
c/o 1st Union National Bank
Attn: R. Miller
P.O. Box 40062
Trem/FLO0135
Jacksonville, FL 32203

Map 73

State of CT D.O.T. Railroad
Conrail

TABLE 7										
PRICE OF EXISTING SINGLE-FAMILY HOME SALES										
CONNECTICUT AND COUNTIES										
Forth Quarter 2007										
		Median								
CT		Fairfield	New Haven	New London	Middlesex	Litchfield	Hartford	Tolland	Windham	
2007	331,800	515,400	277,000	267,700	342,200	244,400	259,300	270,300	216,100	
2006.04	298,100	461,700	274,200	258,100	292,300	230,700	251,200	253,200	203,900	
2007.01	318,800	494,100	272,200	307,000	315,800	230,800	249,500	268,900	207,100	
2007.02	348,900	537,400	290,900	276,600	339,000	253,800	266,100	261,900	228,500	
2007.03	328,200	516,400	283,300	266,000	347,300	254,800	266,400	277,400	222,700	
2007.04	303,400	498,700	255,500	252,400	328,500	231,800	252,000	264,200	210,000	
		Mean								
CT		Fairfield	New Haven	New London	Middlesex	Litchfield	Hartford	Tolland	Windham	
2007	368,300	468,132	308,377	301,007	369,159	288,525	297,321	292,219	234,722	
2006.04	344,300	449,500	307,200	289,800	335,100	279,400	284,500	278,300	218,200	
2007.01	360,200	462,900	300,100	306,200	350,200	280,300	289,600	290,500	213,000	
2007.02	381,700	477,800	322,000	309,000	369,300	290,400	302,900	290,400	251,600	
2007.03	365,600	468,100	315,600	305,500	371,800	298,200	302,700	299,600	248,600	
2007.04	350,300	458,400	286,700	284,300	355,000	279,700	291,400	284,300	227,300	
Forth Quarter 2007 numbers are preliminary										



State of the Market December 31, 2007



LUXURYREALESTATE.COM™

Report Based on Single Family Home

ACTIVE PROPERTIES						SOLD PROPERTIES (Jan. 1, 2007 – Dec. 31, 2007)										
Town	No. of Listings	Average List Price of all Listings	Listings Over 2 Million	Average List Price of Listings Over 2 Million	New Constr.	No. of Homes Sold (units) Jan. 1- Dec. 31 2006	No. of Homes Sold (units) Jan. 1- Dec. 31 2007	Total Sales Volume Jan. 1- Dec. 31 2006	Total Sales Volume Jan. 1- Dec. 31 2007	Final Average List Price	Average Sold Price	Median List Price	Median Sold Price	Avg. Sold Market Time (days)	Sold Over 2 Million	Median Sold Price % Change vs. 2006
Darien*	117	\$2.3M	51	\$3.6M	20	265	342	\$423.0M	\$634.9M	\$2.0M	\$1.9M	\$1.5M	\$1.4M	94	109	+17%
Easton	55	\$987K	1	\$2.5M	9	72	84	\$60.1M	\$71.3M	\$881K	\$849K	\$787K	\$761K	113	1	+5%
Fairfield	310	\$1.2M	35	\$3.8M	72	656	766	\$537.4M	\$683.3M	\$930K	\$892K	\$652K	\$635K	90	51	+1%
Greenwich*	424	\$4.4M	262	\$6.4M	81	600	630	\$1.61B	\$1.90B	\$3.2M	\$3.0M	\$2.3M	\$2.2M	190	345	+9%
New Canaan*	167	\$3.1M	107	\$4.1M	53	241	253	\$487.1M	\$581.4M	\$2.4M	\$2.3M	\$1.9M	\$1.9M	181	112	+6%
Norwalk #	305	\$871K	17	\$4.3M	37	760	601	\$556.1M	\$421.6M	\$729K	\$701K	\$555K	\$543K	96	21	-3%
Redding	88	\$1.5M	13	\$4.2M	13	104	108	\$92.2M	\$90.7M	\$887K	\$840K	\$760K	\$740K	127	3	+6%
Ridgefield	194	\$1.2M	24	\$3.1M	27	326	338	\$315.6M	\$321.9M	\$997K	\$952K	\$819K	\$794K	99	16	-2%
Rowayton	32	\$1.7M	7	\$3.5M	11	115	74	\$158.5M	\$109.4M	\$1.5M	\$1.5M	\$1.5M	\$1.4M	123	14	+2%
Stamford	348 *	\$1.0M *	34 *	\$2.7M *	48	738	651	\$638.9M	\$548.6M	\$878K	\$843K	\$700K	\$690K	91	23	-3%
Weston	109	\$1.7M	32	\$3.2M	21	132	149	\$160.3M	\$193.0M	\$1.4M	\$1.3M	\$1.1M	\$1.0M	104	26	-1%
Westport	188	\$2.8M	87	\$4.6M	57	400	407	\$639.3M	\$692.8M	\$1.8M	\$1.7M	\$1.5M	\$1.4M	108	118	+1%
Wilton	108	\$1.5M	28	\$2.7M	31	250	220	\$280.1M	\$240.3M	\$1.1M	\$1.1M	\$925K	\$898K	100	19	-1%

Statistics provided by CMLS except where indicated otherwise.
 * Statistics provided by Darien, Greenwich or New Canaan MLS.
 # Due to the aberrant price point, a \$95,000,000 listing has been excluded, so as not to skew the average price.

Information deemed reliable but not guaranteed.
 Sold Property statistics compiled on 1/1/08.
 # Norwalk statistics include Rowayton.

country-living.com

2007 Affordable Housing Appeals List - Non-Exempt Municipalities						
Town	2000 Census Housing Units	Governmentally Assisted ¹ Units	CHFA Mortgages	Deed Restricted Units	Total Assisted Units	Percent
Andover	1,198	26	19	0	45	3.76%
Ashford	1,699	36	38	0	74	4.36%
Avon	6,480	143	27	0	170	2.62%
Barkhamsted	1,436	0	13	0	13	0.91%
Beacon Falls	2,104	5	23	0	28	1.33%
Berlin	6,955	400	68	6	474	6.82%
Bethany	1,792	0	3	0	3	0.17%
Bethel	6,653	216	52	46	314	4.72%
Bethlehem	1,388	24	0	0	24	1.73%
Bolton	1,969	1	15	0	16	0.81%
Bozrah	917	6	18	0	24	2.62%
Branford	13,342	252	171	0	423	3.17%
Bridgewater	779	0	1	0	1	0.13%
Brookfield	5,781	37	37	24	98	1.70%
Burlington	2,901	27	19	0	46	1.59%
Canaan	610	25	8	1	34	5.57%
Canterbury	1,762	76	22	0	98	5.56%
Canton	3,616	231	49	32	312	8.63%
Chaplin	897	3	18	0	21	2.34%
Cheshire	9,588	231	74	17	322	3.36%
Chester	1,613	27	7	0	34	2.11%
Clinton	5,757	87	33	0	120	2.08%
Colchester	5,409	354	76	0	430	7.95%
Colebrook	656	0	5	0	5	0.76%
Columbia	1,988	29	36	0	65	3.27%
Cornwall	873	18	0	0	18	2.06%
Coventry	4,486	119	119	20	258	5.75%
Cromwell	5,365	214	194	0	408	7.60%
Darien	6,792	89	1	32	122	1.80%
Deep River	1,910	31	13	0	44	2.30%
Durham	2,349	34	6	0	40	1.70%
East Granby	1,903	74	27	0	101	5.31%
East Haddam	4,015	74	22	1	97	2.42%
East Hampton	4,412	74	77	11	162	3.67%
East Haven	11,698	507	286	0	793	6.78%
East Lyme	7,459	297	76	0	373	5.00%
Eastford	705	0	12	0	12	1.70%
Easton	2,511	0	0	10	10	0.40%
Ellington	5,417	263	78	0	341	6.29%
Essex	2,977	36	6	0	42	1.41%

SUMMARY OF FINDINGS con't:

Part of our process was to enhance awareness by educating Darien residents about the true need for affordable housing and how it is directly related to our viability of Downtown and Noroton Heights, our ability to attract and keep teachers, police officers, Town employees, young professionals as well as providing attractive affordable housing for our seniors.

A common theme is to assume that the primary population associated with affordable housing continues to be only low-income families. However, due to the high cost of land in Fairfield County, the new and current theme clearly recognizes that other populations are also affected.

Young adults/families earning between \$35,000 and \$55,000 will have difficulty in finding an affordable home in Darien. This group includes but is not limited to teachers, police officers, service/retail employees, Town employees, as well as retired people or seniors citizens. This means that there is a **much wider range of individuals**, which already have a valuable connection to the community that affordable housing would significantly help out.

Based on our surveys results, **there is a clear need for the Town of Darien to provide affordable housing**. Slightly over ½ of the entire group surveyed (53.2%) answered that they would be interested in affordable housing. The same applied to Schools, Other Businesses, and TH/Police/PO results. Schools came in at 56% as interested in living in affordable housing, Other Businesses came in at 52.1% and TH/Police/PO came in at 56.7%.

Qualifying for affordable housing is based on a % taken of the State Median Income (SMI) or Area Median Income (AMI). The results show that Darien would have many school employees, police officers, Town Hall employees and other employees **who would qualify for and be interested in affordable housing in Darien**. Overall 46.2% felt that they would qualify for affordable housing. The results for Schools were the same at 46% and Other Businesses at 48.8%. Although the TH/Police/PO group indicated that more of them would NOT qualify (50% vs. 30.9%), it still demonstrates that about 1/3 of the TH/Police/PO would qualify.

Lastly, the American dream lives on, since 46.2% of all respondents answered that they **would be interested in owning their affordable housing home**. Owning an affordable housing condo was next at 20.6%. Clearly everyone wants to own their home. (Schools at 52.2%, Other Businesses at 43.2%, TH/Police/PO at 52.9%).

Details of Survey Results

PART ONE: RESIDENT SURVEY DURING PRESENTATIONS

The first survey was created to determine the awareness level of affordable housing and the interest in affordable housing. The questions ranged from simple demographics of age, years lived in Darien, ownership/rental and type of dwelling unit. Additional questions were asked about if respondents were planning on staying in Darien for next 10 years, would they qualify for affordable housing, interest in applying for affordable housing in Darien and awareness of other friends/family who could not afford to live in Darien.

We collected these surveys after each of our educational presentations with the exception of Board of Selectman, Board of Education, Darien Police Department and Darien Revitalization Inc. (Please note that the 2nd survey for employees was sent to and collected from BOE, Police and DRI.)

Majority of the attendees were middle aged to senior, lived in Darien for at least 10 years, owned their single family home, and earned at least \$65,000 or more a year. See chart A for details.

When we asked about affordable housing, 31% of the respondents would apply for affordable housing in Darien. 56% felt that Darien should build affordable housing near mass transportation, within the downtown area (50%), close to shopping (35%) or in Noroton Heights (27%).

This housing should be built for seniors (51%), Town employees (48%), anyone who qualifies (35%) or special needs (34%).

Last, but not least **90% agree that there is a need to increase affordable housing in Darien** and **88.1% would like to have more affordable housing in Darien**. See chart A for details.

Chart A

Question asked	Highest % answered	Total # of answers
Ages 45-64	40.0%	59
Ages 65-75+	52.7%	78
11-30 Years in Darien	40.0%	52
Own family home	94.2%	132
\$65,000-\$114,999	27.3%	27
\$ 115,000 or more	66.6%	66
Need to increase AH	90.0%	99
Want more AH	88.1%	96





Parking lot and the Darien Train Station to the east of the site as viewed from the site



Train bridge and neighboring property to the south of the site as viewed from the site

**REPORT TO THE
PLANNING AND ZONING COMMISSION
FROM THE AFFORDABLE HOUSING SUBCOMMITTEE
JULY 10, 2007**

Objectives

This subcommittee of the Planning and Zoning Commission was asked to study the zoning issues and locations that the Planning and Zoning Commission might need to address as it relates to applications and initiatives driven by the State's affordable housing statute--Connecticut General Statutes (CGS) Section 8-30g. The subcommittee chose to look at inventory first and then consider some of the zoning issues that might arise from those locations. During this multi-month process, input was sought and received from the Darien Affordable Housing Advisory Committee (DAHAC), the Planning and Zoning Department, and others. Our subcommittee also reviewed the June 2007 draft Southwestern Regional Planning Agency (SWRPA) Regional Housing Needs and Supply Assessment, and Darien's 2006 Town Plan of Conservation & Development.

The Planning and Zoning Commission has noted that there are many entities now working on addressing affordable housing in Darien. These include, but may not be limited to, the Darien Affordable Housing Advisory Commission (DAHAC), the Darien Housing Authority, the Board of Selectmen, property owners and prospective property owners, as well as developers and builders. While others may need to work on financing and managing the affordable housing, the purpose of this memo is to give those parties some of the Planning and Zoning Commission's preliminary thoughts (from a zoning standpoint) on the affordable housing issue, and to provide guidance on sites which have the most potential for affordable housing. Chapter 6 of the 2006 Town Plan of Conservation & Development should also be used as reference to gain additional information.

How the "Potential Development Areas" were established

As the 2006 Town Plan of Conservation & Development clearly states, Darien continues to be primarily a single-family residential community. Thus, the subcommittee first took a "planners look" at the Town, and tried to identify locations that, if developed with affordable housing, would provide the most harmonious blend with the existing character of the town. The primary criteria included: being served by town water and sewer and other major utilities; proximate to public transportation routes, such as bus lines and the two train stations; and proximate to services and retail uses such as shopping. The subcommittee also included all Town-owned property, which by definition is for use and/or development for the common good. The subcommittee believed that the prime areas for affordable housing were those that are close to train stations, bus routes and/or shopping. The availability of public water and sewer was also a priority. Other attributes are listed below:

Criteria/attributes:

- 1) served by town water and sewer and other major utilities;
- 2) little or no impact on existing single-family residential neighborhoods. Preferably adjacent to existing multi-family housing or in "transitional areas";
- 3) where higher density housing now exists;
- 4) preferably on or near collector or arterial roads, not generally on local dead-end roads which would concentrate all traffic flow in a restricted area;
- 5) near the two train stations and/or near bus lines. The term "Transit Oriented Development" refers generally to the concept of having higher density development located near public transit such as train stations. This would include Noroton Heights, downtown Darien, and possibly some areas along Boston Post Road;
- 6) near services and shopping.

REPORT FROM THE
PLANNING AND ZONING COMMISSION
AFFORDABLE HOUSING SUBCOMMITTEE
JULY 10, 2007
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The resulting map showing "Potential Development Areas" was created. These sites meet the following criteria:

- 1) now serviced or easily serviced by public water and sewer;
- 2) a Town-owned property OR a property on one of the following streets:
West Avenue, Noroton Avenue from West Ave to Maple St, Boston Post Road,
Old King's Highway North, Hoyt Street, Heights Road
- 3) Properties which already contain affordable housing:
AvalonBay property;
Allen O'Neill properties;
Old Town Hall Homes property/ies
- 4) Properties which are already zoned for higher densities
The 3.7 Acre "Duhaime" property on Hollow Tree Ridge Road
Existing multi-family properties: Villager Pond, Middlesex Commons, Pine Brook,
Darien Close, etc.

The following streets were included:

Old King's Highway South, West Avenue, Noroton Avenue, Boston Post Road
Old King's Highway North, Tokeneke Road, Heights Road, Hoyt Street

Properties owned by all of the churches were included. Property owned by the Darien Land Trust were excluded, since most, if not all, are restricted as to use.

The subcommittee understands the need to minimize impacts to, and be harmonious with nearby and adjacent properties, many of which are single family residential sites. Others may have a different prospective of where would make as good, or better locations, however the subcommittee believes that the selected criteria are reasonable examples of where in Darien affordable housing might be proposed. One major caveat is that this is a "macro-view". *Specific characteristics of these properties, such as the location of wetlands, steep slopes, related street intersections and sight lines were not interpreted or taken into account. It would be expected that upon a closer examination of the site specific circumstances and conditions, some potential sites are ruled out due to one or a combination of these or other factors.*

Analysis of Map results

The initial result was identifying over 1,000 acres in virtually all of the Town's residential and non-residential zones. Many of the properties were in residential zones that are less than one acre in size, making the financial feasibility for development into affordable housing and/or the probability that a property accumulation might take place unlikely. When the subcommittee looked at only properties of one acre or more, the total acreage identified would be reduced greatly.

While the seven public school properties are shown on the map, much of those school properties are now occupied by existing school buildings and their related fields. It is not expected that near term those properties could provide more than a just a few, if any, units of affordable housing per property, except for the former Hollow Tree School site. It is believed that some of that area behind Middlesex Middle School may be earmarked for a new senior citizens center.

REPORT FROM THE
PLANNING AND ZONING COMMISSION
AFFORDABLE HOUSING SUBCOMMITTEE
JULY 10, 2007
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TABLE 1: NUMBER AND ACREAGE OF PROPERTIES BY CATEGORY

	<u>No. Properties</u>	<u>Total Acreage</u>	<u># Properties > 1 acre</u>	<u>Total Acreage of Properties > 1 acre</u>
Schools *	10	140+/-	10	140+/-
Churches and Cemeteries greater than 0.5 ac.	31	146+/-	20	141+/-
Town Parks & Beaches	17	199+/-	17	199+/-
Other Town Properties	24	100/-	13	59+/-
State Owned Properties	11	83+/-	5	81+/-
Residential Properties**	507	280+/-	39	124+/-
Condominiums**	7	55+/-	7	55+/-
Commercial Properties**	283	194+/-	50	108+/-
Special Permit Uses	3	8+/-	2	8+/-

*Reflects number of lots that make up the school properties.

**Some lots were missing acreage from both GIS and CAMA databases, so acreage was calculated based on GIS geometry.

***There are some properties that are shown on the map as Commercial and Residential.

Although these criteria give general standards, there may be areas that meet these criteria which are not appropriate for affordable housing. For example, such factors such as sight lines, intersection locations, proximity to and unavoidable impacts upon single family homes, the presence of wetlands and/or watercourses and their associated regulated areas, and other environmental factors may have an impact on the exact location of such housing. Of course, the specific site plan (including grading, drainage and other details) will ultimately determine the feasibility of, and density of, the construction of affordable housing in a specific location.

Conclusions from the Map

Affordable housing can be developed in generally two different ways: 1) through larger projects (such as AvalonBay Communities on over 30 acres); or 2) in smaller numbers as part of a mixed-use development such as the condominiums/apartments now being constructed at 1014-1020 Boston Post Road, or through other methods such as inclusionary zoning or accessory apartments.

Some of the larger parcels which may accommodate a greater number of units are described herein. In short, the subcommittee quickly quantified that there are not enough lots of considerable size that exist to handle the potential need for affordable housing unless zoning is addressed. The subcommittee also realized that any affordable housing project would likely require compromise so to be most harmonious with the neighboring zoning no matter where in town it is proposed and/or located.

Sites which may meet the criteria/attributes listed above:

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PLANNING AND ZONING COMMISSION
AFFORDABLE HOUSING SUBCOMMITTEE
JULY 10, 2007
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The largest identified properties within the review area include (listed in order of size—with all listed sites being at least 1.9 acres):

- AvalonBay Communities property, Hollow Tree Ridge Road.—This 31.5+/- acre property now contains 189 dwelling units, 42 of which are affordable. It is zoned Designed Multi-Family Residential (DMR). This property may provide an opportunity for additional density, and a related number of affordable units being constructed. A rezoning to allow additional on-site density would be needed to accomplish this.
- "Procaccini" Property, Hoyt Street.—12-15+/- acres, now zoned mostly R-1. The subcommittee acknowledges that an application is now pending for 62 market-rate condominium units. Again, if affordable housing were to be constructed, a rezoning would need to occur.
- Allen O'Neill properties, Allen O'Neill Drive.—10+ acres, now zoned R-1/3 and owned by the Housing Authority of Darien. Presently, there are 41 houses and one twelve unit apartment building. The Town web site notes that the housing was completed in 1953. If the properties are rezoned to one of the Town's existing multi-family zones, then a range of 60-100+ units (20-60 more than currently exist) could potentially be sited here.
- 85 Old King's Highway North.—5+/- acres on Old King's Highway North now zoned OB. This site contains a large office building and related on site parking. The property is located between Old King's Highway North and the Connecticut Turnpike.
- "Howard Johnson's" property, Ledge Road.—5 acres now zoned Service Business (SB). The site now contains a Howard Johnson's hotel and restaurant. A proposal to demolish those buildings and their associated parking area and replace it with a Whole Foods Market with associated parking area was recently denied by the Planning and Zoning Commission. That denial has been appealed and is pending in Court.
- Leroy West parking lot, Leroy Avenue.—4.0+/- acres now zoned PR. Located across Leroy Avenue from the Darien Train Station, there is potential for affordable housing to be constructed above the existing parking lot. Zoning regulation amendments would be required to implement such a project. The project should be designed to not reduce the availability of parking spaces for train commuters.
- "Duhaime" Property, Hollow Tree Ridge Road.—3.7 acres, now zoned 3.7AH. This property is already zoned for up to 9 units per net acre provided it is affordable housing. Under this zoning, 27-33 units could be constructed here, with 30% of those being affordable units, resulting in 9-11 units of affordable housing.
- Senior Center property, between Hollow Tree Ridge Road and Edgerton Street.—3.6+/- acres now zoned R-1/2. This area is described in the October 2006 Feasibility Report Senior Center Site by Redniss & Mead.
- "Koons" property, located at the corner of West Avenue and Leroy Avenue.—2.0+/- acres, now zoned Designed Commercial (DC). This is now used exclusively for commuter parking. Similar to the Leroy West parking lot, there is potential for affordable housing to be constructed above the existing parking. Zoning regulation amendments would be required to implement such a project. The project should be designed to not reduce the availability of parking spaces for train commuters.
- Darien Library, Leroy Avenue.—1.98+/- acres, now zoned R-1/3 and DB-1/DBR. The northern part of the site, consisting of the building and 43 parking spaces is 1.5 acres is in the R1/3 Zone. The southern part of the site, consisting of 38 parking spaces is in the DB-1/DBR Zone and is 486+/- acres. The Library site is currently in two different zones. The northern part of the property is zoned R-1/3. The southern part of the property is zoned

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JULY 10, 2007
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Designed Business-1 (DB-1) with a Designed Business and Residential (DBR) overlay. This southern portion of the site was given to the Library by the developers of the Middlesex Commons project. Rezoning will be necessary to build affordable housing on the entire property. It is expected that with rezoning, 11-24 units could be constructed here. Most of these sites are located within the radius around the Darien or Noroton Heights Train Stations as shown in the draft Southwestern Regional Planning Agency (SWRPA) Regional Housing Needs and Supply Assessment.

The subcommittee next looked at what zones are within the identified locations that most logically lend themselves to affordable housing. As all zones – residential as well as non-residential – are impacted, it is not possible to adapt any one zone exclusively to accommodate affordable housing. Most likely larger developments of or incorporating affordable housing units might take place in both residential and/or areas now zoned for condominiums, while auxiliary affordable units most likely will be incorporated mostly into existing commercial areas.

This suggests that the Planning & Zoning Commission may well need to have a two pronged strategy toward reviewing zoning as it relates to affordable housing: 1) being to develop a “zoning template” for units built as part of a developed housing complex (such as AvalonBay communities); and 2) being zoning incentives for adding affordable units to commercial or mixed use commercial developments (such as the construction now ongoing at 1014-1020 Boston Post Road).

Zoning Issues

Incentive and Inclusionary Zoning

Incentive zoning is a practice that encourages property owners and/or developer to construct what is desired, in this case- affordable housing, by making it easier and more economically worthwhile to do so. Inclusionary zoning is a practice that requires that each development must include affordable housing. It would be a mandatory requirement that each subdivision or multi-family project or commercial development must create affordable housing units in accordance with a pre-set schedule depending on the number of lots, number of units, amount of square feet of floor space, or value/cost of the project. If the developer wishes to opt out of actually creating affordable housing, they would need to make a “payment in lieu” of construction or a “buy out” fee to an affordable housing fund. The fund would then be used to acquire land and/or construct affordable housing at a different site.

To encourage affordable housing the Commission could include in the Zoning Regulations the zones that allow affordable housing, increased densities, minimize setbacks, reduce road construction standards, allow greater building height, or relax other standards.

Existing Zoning Districts/Density

In the past, the Commission has approved density in the range of six units per acre (AvalonBay Communities) to fourteen units per acre (Clock Hill Homes). The Town of Darien now has three separate zoning districts related to affordable and/or higher density housing. They are:

- **Designed Multi-Family Residential (DMR)—Section 520 of the Zoning Regulations.** This is the zoning district covering the AvalonBay property on Hollow Tree Ridge Road. It allows a maximum of four (4) units per acre if all of the units are to be sold or rented at market rate. Six (6) dwelling units per acre are permitted for affordable housing projects.

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AvalonBay developed an affordable housing project at 6 units per acre—189 dwelling units on 31.5+/- acres.

- **3.7 Acre Hollow Tree Ridge Road Small Acreage Zone for Affordable Housing (3.7AH)—Section 540 of the Zoning Regulations.** This zoning district covers the property to the east of the AvalonBay property commonly referred to as the “Duhaime” property. It is located to the west of Hollow Tree Ridge Road, south of the railroad tracks and north of the Connecticut Turnpike. Its maximum allowable density is 9 units per net acre. This net acre calculation subtracts out any wetlands, land under water, or steep slopes from the acreage calculation.
- **Designed Business and Residential (DBR overlay zone on DB-1 and DB-2 properties)—Section 500 of the Zoning Regulations.** This is the zoning district of the Middlesex Commons property as well as other condominiums in Town, including Sedgwick Village, Darien Close, and Villager Pond. It is also the zoning designation of Clock Hill Homes. This zone allows up to eight (8) dwelling units per gross acre if the units are to be sold or rented at market rate. Up to twelve (12) dwelling units per gross acre are allowed as a senior housing incentive, or, there is an incentive for the inclusion of moderate income units. A Special Permit provision allows for an additional increase in density. The condominiums are developed generally at a density of four to eight (4-8) units per acre, and Clock Hill Homes (a moderate-income condominium project) at a density of fourteen (14) units per acre.

These three zoning districts would address larger housing development opportunities. In the recommendations herein, other opportunities are identified for including smaller amounts of housing within mixed-use developments.

Economic Issues

While the subcommittee acknowledges that economic issues play a large role in the development of affordable housing both during construction and thereafter, this area is outside the scope of the Commission. Existing market forces have driven land prices so high that it is often very difficult to develop affordable housing under the present zoning regulations on small lots. Often, a large parcel of undeveloped land is needed to have enough units to create an economy of scale. In some cases, it may be necessary to have a private or government subsidy to make affordable housing feasible.

Conclusions and Recommendations

- As the Commission further investigates the affordable housing issue, it may be proper to recommend modifications to the 2006 Town Plan of Conservation and Development and/or zoning regulation amendments to implement these ideas.
- The Planning & Zoning Commission will need to commence a comprehensive review of zoning regulation amendments relative to affordable housing.
- The Commission should re-evaluate the three existing multi-family zoning districts to determine their applicability to other areas of Town. Quite possibly, a more general overlay zone could be created, giving the Commission more flexibility in the future. Any affordable housing overlay zone would likely focus on the areas described herein.

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- Establish benchmark criteria that best harmonizes any affordable housing development with the existing zoning. Such criteria need to encourage the creation of affordable housing while addressing the concerns neighbors and the community as a whole. A “zoning template” for such housing would be consistent as related to:
 - minimum lot size;
 - number of units per acre (density);
 - setbacks and buffers– front/side/rear;
 - maximum building height;
 - required on-site parking;
 - designated open space.
- The Commission should consider rezoning some of the properties listed herein to a zone which allows affordable housing.
- While many existing non-residential properties may meet the criteria described in this memo, it is important to recognize the role that these businesses play in the community. For example, a policy question is whether to allow housing within existing office parks. Another is how much of the Town’s existing commercial base may be converted to affordable housing and/or housing in general. The subcommittee believes that the Town needs to balance the need for affordable housing with other needs of the community.
- Mixed use development – identify incentives that best support the affordable housing initiative. These could include the provision that in certain commercial zones (such as the CBD and/or DC Zones) to allow third floor housing as a permitted use as-of-right or as a Special Permit use, if at least a certain percentage of it is affordable housing.

Pzc\affordable housingCommitteeDraft



Established in 1997, SteinfTroost Architecture is a multidisciplinary design firm with a wide range of construction and development experience. Projects to date include corporate, commercial, educational, and state and municipal facilities; specialized senior housing and long-term care facilities; multi-family developments and custom residences. In addition to building design, SteinfTroost provides program development, site planning, zoning analysis and applications for board approvals, interior space planning, construction documentation and contract administration.

The firm's approach emphasizes collaboration and innovation. In designs that can range in style from the traditional to the contemporary, SteinfTroost strives for simplicity, economy and elegance. Their work is regionally inspired and site specific. Finally, the firm is committed to the notion that the products of their work should join with and improve the communities in which they are located.



m i c h a e l s t e i n , A I A

Mr. Stein holds a Masters of Architecture from Columbia University and has been a registered professional architect in both New York and Connecticut for more than 20 years. During this time he has acquired extensive project experience in institutional, corporate, residential and retail design. He has directed the planning, design and construction of projects ranging from 100,000 square foot office interiors and multimillion-dollar retirement communities to highly crafted custom residences. Because of this broad spectrum of experience, Mr. Stein has cultivated a sophisticated design aesthetic as well as a full understanding of the needs of the real estate and construction industries.

Licenses

Registered Professional Architect: State of Connecticut,
New York State

Education

The Taft School, Watertown CT
Bachelor of Arts; Trinity College, Hartford CT
Master of Architecture; Columbia University, NY

Professional Affiliations

American Institute of Architects
Connecticut Society of Architects
NCARB
Assisted Living Federation of America
Connecticut Assisting Living Association

Previous Employment

Michael S. Stein, AIA, PC, Waterbury, CT (1987-1996)
Firm principal

Kagan Architects and Planners, New Haven, CT (1993-1996)
Joint Venture Partner. Responsibilities included business development, contract negotiations, design, preliminary site planning, quality control and construction administration.

John A. Errichetti Associates (1983-1987)
Real Estate Development Waterbury CT
Director of Architecture. Responsibilities included site evaluations, preliminary planning and zoning analysis, building design and construction documentation.

Berg and Forster Architects, NYC (1981-1983)
Project Architect. High end residential and retail interiors

Catania - Nack Architects, NYC (1978-1981)
Intern Architect. Institutional renovations and additions, New York City Parks Department facilities renovations and new construction.



mark troost, R A

Mr. Troost is a registered professional architect in the state of Connecticut. Over his 18-year career, he has acquired extensive experience that includes everything from historic restoration to multi-million dollar commercial and industrial projects. He has a broad working knowledge of construction typologies, including low-rise wood construction, steel and pre-cast concrete structures, load-bearing and veneer masonry systems, tilt-up concrete, pre-engineered steel systems and glass curtain-wall systems. He also has extensive experience in planning office spaces and selecting furniture systems.

Mr. Troost has experience with several different state building and accessibility codes, and has dealt with state agencies on code modifications and interpretations. He has coordinated all CAD applications in the offices he has worked, and continues to foster the computer's use to improve the quality and clarity of construction documents.

License

Registered Professional Architect: State of Connecticut

Education

Bachelor of Architecture; New York Institute of Technology,
New York State

Previous Employment

Kagan Architects and Planners, New Haven, CT* (1989 -1996)
Associate Architect – Responsibilities included office management, programming, design, furniture systems design and overview of installations, director of construction documentation and construction administration, CAD coordinator and programmer.

Steve M. Smith Architects, Ridgefield, CT* (1983-1989)
Associate Architect. Responsibilities included design, construction documentation, construction administration and all computer applications.



senior housing,
institutional &
educational

Casa Barbara, Danbury CT
45 unit assisted living residence (design only)

Heritage Commons, Middletown CT
88 unit congregate housing residence

Laurel Gardens of Hamden, Hamden CT
100 unit assisted living residence

Laurel Gardens of North Haven, North Haven CT
100 unit assisted living residence (design only)

Laurel Gardens of Orange, Orange CT
94 unit assisted living residence

Montgomery Village, North Branford, CT
85 units independent living

Rosedale at Old Saybrook CT
96 unit assisted living residence with
16 unit dementia wing (design only)

Stony Brook Court, Darien CT
86 unit assisted living residence

The Homesteads at Middlebury, Middlebury CT
294 units assisted and independent living (design only)

The Homesteads at Newtown, Newtown CT
298 units assisted and independent living
with 20 unit dementia wing

Walnut Tree Village Phase 2, Newtown, CT
110 units Independent Living

Congregation Sinai, East Haven CT
Renovations and additions to existing temple*

Tabernacle Christian Church, Southington CT
10,000 square foot church and religious school

Cheshire Academy Master Plan
78 acre private school master plan

Cheshire Academy Infirmary and faculty apartment
4,000 square foot renovation

Cheshire Academy Dormitory
46 bed student dormitory

Cheshire Academy Humanities Building
23,000 square foot classrooms and library

Bayview Health Center, Glastonbury CT
10 bed addition to 90 bed nursing home

Beacon Brook Health Center, Naugatuck CT
90 bed nursing home

Beacon Brook Health Center, Naugatuck CT
30 bed addition

Cherry Brook Nursing Center, Canton CT
90 bed nursing home

Cherry Brook Nursing Center, Canton CT
30 bed addition

Evergreen Woods, North Branford CT
10 bed addition to 40 bed nursing home

Filosa Convalescent Home, Danbury CT
60 bed renovation and addition

Glastonbury Health Center, Glastonbury CT
10 bed addition to 60 bed nursing home

Hancock Hall, Danbury CT
10 bed addition to 90 bed nursing home

Laurelwood, Ridgefield CT
90 bed nursing home (design only)

Litchfield Woods, Torrington CT
120 bed nursing home

Mediplex of Stamford, Stamford CT
120 bed nursing home (design only)

Shady Knoll Nursing Center, Seymour CT
90 bed nursing home

project list



m u l t i - f a m i l y
& c u s t o m r e s i d e n c e s

- Country Woods Condominiums, Torrington CT.
110 unit condominium with Community center *
- Crossroads Condominium, Danbury CT
52 units condominium*
- Beacon Mill Village, Beacon Falls, CT
Renovation and Historic Restoration
64 unit condominium*
- Glenwood Condominiums, Milford CT
88 unit condominium*
- Kent School Faculty Houses, Kent CT
14 unit quadrangle
- Lakewood Village, Danbury CT
108 unit condominium*
- 152 Temple Street, New Haven CT
100,000 square foot renovation and
Historic Restoration - 123 units*
- Park Ridge Condominiums, Danbury CT
138 unit condominium*
- Park Slope, New Canaan CT
13 unit condominium
- Pippers III LLC, Stamford CT
59 unit detached cluster condominium
- Sheltered Ponds, Plainville CT
112 unit condominium
- Trumbull Town Commons, Trumbull CT
148 unit condominium*
- Willow Springs Condominium, New Milford CT
332 unit condominium*

- Carter Residence, Rowayton CT
- Garretson / Errichetti Residence, Middlebury CT
- Green Residence, Rowayton CT
- Gude Residence, Norwalk CT
- Headmaster's Residence, Cheshire Academy, Cheshire CT
- Merrill Residence, Cornwall CT (design only)
- Milone Residence, Cheshire Ct
- Morrill Residence, Southbury CT
- Palumbo Residence, Woodbury CT (design only)
- Robinson Residence, Warren CT
- Ruff Residence, Rowayton CT (design only)
- Segretario Residence, Middlebury CT
- Spector Residence, Old Saybrook CT
- Speculative Private Residence, Westport CT
- Stein / Magnin Residence, Rowayton CT
- Sweet Residence, Watertown CT
- Weller Residence, Westport CT
- Zaccaro Residence, Newtown CT

p r o j e c t l i s t



corporate, commercial,
state & municipal
facilities

- BOB'S Stores, Cheshire CT
Home Office and Distribution Center
100,000 square foot corporate office and
500,000 square foot warehouse and distribution center*
- Buckingham Square, Waterbury CT
34,000 square foot office and retail historic restoration
- Calcagni Real Estate, Cheshire CT
12,000 square foot office building and interior
- Dr's. Fine and Gillette, Hamden CT
5,000 square foot office interior
- Green Valley Park, Southington CT
Corporate park master plan and
150,000 square foot office building
- H.D. Segur Co., Waterbury CT
12,000 square foot office interior
- John Errichetti Associates, Waterbury CT
10,000 square foot office interior
- Konover and Associates, Farmington CT
70,000 square feet corporate offices.
- Nagi's Jewelry Store, Stamford, CT
10,000 square feet retail.
- Pirelli - Armstrong Tire Corporation, New Haven CT
30,000 square foot corporate office interior*
- Stamford Community Health Center
12,500 square foot health clinic (design only)
- Starter Sportswear, New Haven CT
180,000 square foot corporate office interior*
- Starter Sportswear, Memphis Tennessee
430,000 square foot warehouse and distribution center*
- The Robinson Agency, Waterbury CT
Corporate training facility
- Three Exchange Place, Waterbury CT (design only)
100,000 square foot, 10 story office building
- Apple Valley Mall, Cheshire CT. (design only)
900,000 square foot regional mall master plan
- Courtyard by Marriott, Waterbury CT. (design only)
250 room hotel
- Copps Hill Court, Ridgefield CT.
30,000 square foot, three building retail, office and
residential complex*
- The Exchange, Waterbury CT.
20,000 square foot office and retail
- Center Springs Park, Manchester CT.
Observation deck / pavilion
- CT Dept. of Motor Vehicles, Branch Office, Norwalk CT.
10,000 square foot branch office*
- Norwalk High School, Norwalk CT.
1,500 square foot concession stand and ticket booth
- State of Connecticut Dept. of Labor, Wethersfield CT.
110,000 square foot building code and
energy conservation analysis and report *
- Tweed New Haven Airport, New Haven CT.
12,000 square foot terminal building
infill construction in existing hanger*
- University of Connecticut, School of Fine Arts, Storrs CT.
65,000 square foot renovations and new construction,
classrooms, library, performance spaces*

project list

Curriculum vitae

STUART H. SACHS

EDUCATION:

Master in Landscape Architecture, Harvard University, 1982
Graduate School of Design, Cambridge, Massachusetts.

Bachelor of Landscape Architecture, State University of New York, 1970
College of Environmental Science and Forestry, Syracuse, New York.

PROFESSIONAL
EXPERIENCE:
1989-Present

PRINCIPAL, PRE/view Landscape Architects, Bridgeport, Connecticut.
Private practice in landscape architecture, site planning, and urban design.

Office contracts include site analysis, planning and design for institutional, municipal, commercial, industrial and residential clients. Projects ranged in size from portions of residential properties to commercial parking, school playgrounds and city wide parks master planning and design guidelines. Additional office services include application & presentations to Planning and Zoning Commission, Inland Wetland & Water Course Agencies, and Zoning Boards of Appeal; preparation of Coastal Area Management reports; expert legal testimony; and landscape illustrations.

Recent design and consulting work includes 1.4 miles of streetscape renovation on East Main Street, Bridgeport, CT; I-95 Frontage Road Streetscape: Exit 27 to Main Streetscape, Bridgeport, CT; a master plan for residential use at the former "Mount Trashmore" in Bridgeport - now a HUD Brownfield redevelopment site; site design for the new Discovery Magnet School at Bridgeport's Discovery Museum; an urban waterfront park with design guidelines for the Historic Quinnipiac River Trail in New Haven, CT; consulting landscape architect for upper Main Street Streetscape Design; and, numerous residential site designs and master plans.

1987-1989

LANDSCAPE ARCHITECT, Sr. Project Manager, Dickson DeMarche and Associates, Westport, CT. Recreational, residential, commercial, and industrial site analysis and design. Projects included high school sport playfield improvements and track layouts; industrial facility siting and design; inland wetland project approvals; and, residential and commercial site designs.

1985-1987

LANDSCAPE ARCHITECT, Partnership, Orland & Sachs, Urbana, IL. Institutional, recreational, commercial, and residential site design with computer and video based visual simulation. (Part time work in conjunction with teaching.)

1982-1986

ASSISTANT PROFESSOR of Landscape Architecture, University of Illinois, Urbana, IL. Teaching included design classes emphasizing recreation, housing, and transportation corridor design guidelines; trail systems, parks, industrial siting, and housing. Graduate seminar course on the "Development of the American Landscape"; and Departmental use of video capture and computer simulation equipment.

1981-1982

TEACHING FELLOW, Harvard University, College of Visual and Environmental Studies with Professor John R. Stilgoc. Course topic: American Cultural Landscape Development from 1650 to Present.

RESEARCH ASSISTANT, Harvard University, Graduate School of Design, for Professor Carl F. Steinitz. Research material for topics related to regional landscape design, planning, visual quality and visual resource management.

1980

PARK PLANNER II, Washoe County, Reno, Nevada. Responsibilities included community and regional park planning and designs; projects involved quarter horse competition areas, equestrian trails, community sports facilities, and environmental education facilities.

1978-1980

GRAPHICS SUPERVISOR, Electrodyne Surveys, Inc. Reno, Nevada. Established cartographic format for geophysical research, natural resource development, and site development; advertising, brochure, and exhibit graphics; use of computer generated graphics and mapping; supervision of staff of three.

1976-1978

LANDSCAPE DESIGNER, Berkeley, California. Residential designs, cartography, and graphic arts. Also involved worldwide travel and contact with leading artists in Europe and Asia.

1974-1976

GRAPHICS SUPERVISOR, Geonomics, Inc. Berkeley, California. Developed graphics department for geophysical research company and established graphic presentation methods; supervised staff of four involved in the use of computer graphics, drafting, and design of display graphics for professional/international symposia.

PRE/view LANDSCAPE ARCHITECTS

LANDSCAPE ARCHITECTURE, URBAN DESIGN, & SITE PLANNING

- 1973-1974 **STAFF PROFESSIONAL**, EDAW, Inc. San Francisco, CA. Landscape architectural and environmental planning duties included land use research, report writing, detail and map drafting for regional parks and urban redevelopment, and presentation graphics.
- 1971-1973 **U.S. ARMY**, Senior Construction Specialist, U.S. Army Engineer Command, Saigon, Viet Nam. Construction reporting and facilities engineering; military and civil engineering design; instructor and supervisor of Vietnamese replacement staff; Advisor with Republic of Viet Nam (RVN) military forces. Received several U.S. Army and RVN military awards for service.
- 1964-1970 **JOB FOREMAN**, Kelso-Honeywell, Inc. Syracuse, NY. Landscape contracting and maintenance for residential, commercial, and municipal sites; contract estimating, supervision of seasonal staff, and detail design; summers and part time throughout academic years.
- ADDITIONAL TRAINING: **MASTER GARDENER**, University of Nevada -- Reno, College of Agriculture and the U.S. Department of Agriculture, Reno, NV 1980.
- CONSTRUCTION FOREMAN SCHOOL**, 1970-1971, and **NON-COMMISSIONED OFFICERS SCHOOL**, U. S. Army Fort Leonard Wood, MO. Class Salutatorian, 1971.
- COMMUNITY SERVICE **GROUNDWORK BRIDGEPORT**, Exec. Board member, 1997 to present
- CITY OF BRIDGEPORT MASTER PLAN STEERING COMMITTEE**, Vice-Chairman, February 2007 to Present
- MERRITT PARKWAY ADVISORY COUNCIL** (5/05 to 12/07); Westport, CT
- CT URBAN FORESTRY COUNCIL** (Appointed 2005), Middletown, CT
- UNIVERSITY OF CONNECTICUT**, Landscape Architecture Program Advisory Committee University of Connecticut Storrs Connecticut , 2005
- SUNY College of Environmental Science & Forestry**, Department of Landscape Architecture, Faculty Advisory Council. Appointed 1998.
- TENURE REVIEW COMMITTEE**, College of Agriculture, Department of Landscape Architecture, University of Connecticut Storrs Connecticut 1999, 2003
- CITY OF BRIDGEPORT, HISTORIC COMMISSION**, (Appointed 1995, Chairman as of November 2005).
- GREATER BRIDGEPORT REGIONAL PLANNING AGENCY**, Appointed by Mayor of Bridgeport, Mary Moran, Board Member 10/91 thru 10/92.
- HONORS AND AWARDS: **AWARD OF MERIT**, Nature Conservancy, Connecticut Chapter, Hartford Parks Master Plan, City of Hartford. (32 Parks) Team lead by LANDSCAPES, Westport, CT. 1993.
- HONOR AWARD**, Public Open Space Awards Program, by Connecticut Society of Architects and Connecticut Chapter, American Society of Landscape Architects. Award for Hartford Parks Master Plans, City of Hartford. 1992.
- OFFICIAL CITATION**, by CT State General Assembly, for Design and Planning Service in conjunction with ST. RT. 771 improvements, 1992.
- GOLDEN QUILL AWARD**, Mead Corporation, for Graphic design, 1986.

PROFESSIONAL
REGISTRATION &
AFFILIATIONS:

Registered Landscape Architect: Connecticut Lic. #692; New York Lic. #1436-1
CT Chapter of American Society of Landscape Architects (ASLA) since 1988:
Elected, Exec. Bd., Member at Large, 1989-1999; Vice President 1994 - 1995.

PORTFOLIO &
REFERENCES

Available upon request

PUBLICATIONS,
PRESENTATIONS &
CONFERENCES:

- The Federated Garden Clubs of CT, Landscape Design School, New Haven, 26/3/08
Sachs, Stuart H. "Landscapes as Learning Experience: Themes, Programs & Signs."
- Sachs, Stuart H. "Urban Design and Environmental Pressures," Providence, RI 4/20/07
Rhode Island School of Design, School of Landscape Architecture, Nicholas Pouder, professor
- The Federated Garden Clubs of CT, Landscape Design School, New Haven, 26/10/06
Sachs, Stuart H. "Community Participation: Organization & Individual Responsibility."
- Sachs, Stuart H. "Community Landscape Management", The Federated Garden Clubs of Connecticut, Landscape Design School, New Haven, 21/3/00, and 24/3/04
- Sachs, Stuart H. "Streetscape Plans: Exit 27 to the Arena," Economic Development Series, BPT Regional Business Council, BPT, CT 4/9/03
- Sachs, Stuart H. "Community Development Process", The Federated Garden Clubs of Connecticut, Landscape Design School, New Haven CT 12/3/02.
- Sachs, Stuart H. "Design On The Land: Regional Expressionism", The Federated Garden Clubs of Connecticut, Landscape Design School, New Haven CT 28/3/01.
- Keating, David, & Sachs, Stuart H. "Site Plan Review Process", CT Rural Development Council, Host Agencies: Central CT Regional Planning Agency, at Town of Plainfield, Connecticut, Municipal Center, 21/11/00
- McGuinness, Daniel, & Sachs, Stuart H. "Site Plan Review Process", CT Rural Development Council, Host Agencies: NW CT Council of Governments, at White Hall, Western Connecticut University Campus, 4/26/00
- Sachs, Stuart H. "Site Plan Review Process", CT Rural Development Council, Host Agencies: Southwestern CT Regional Planning Agency, Norwalk Town Hall 5/26/99;
- Sachs, Stuart H. "Who Designs the Cultural Landscape: Issues, Politics, and Policy", The Professional Lecture Series, Department of Landscape Architecture, University of Connecticut, Storrs, CT April 1999.
- Sachs, Stuart H. "Basic Graphic Communication" 1997 Summer Workshop Series, Conway School of Landscape Design; Conway, Massachusetts August 1997.
- Sachs, Stuart H. and J. Didona, "Landscape Architecture: An Aid to Practice"; American Institute of Architects/CT Chapter, Small Business Seminars, New Haven March 1997
- Sachs, Stuart H., "The Development of Landscape Architecture: 1930 to Present"; The Federated Garden Clubs of Connecticut, Landscape Design School, New Haven 1997.
- Sachs, Stuart H., "Old Homes, Old Landscapes: Today's Problems", Invited speaker at Westport Historical Society, Community Lecture Series; Westport, CT March 1996.
- Sachs, Stuart H., "The Development of Landscape Architecture: 1840 to 1930"; The Federated Garden Clubs of Connecticut, Landscape Design School, New Haven 1996.
- Sachs, Stuart H., "Roadside Development"; The Federated Garden Clubs of Connecticut, Landscape Design School, Hamden, CT 1995.
- Sachs, Stuart H., "Technology in the Landscape Cottage: Expanding Resources for a Data Based Design Resource", Invited Speaker, 1992 and 1993 Alumni Lecture, SUNY/College of Environmental Science and Forestry,

Publications, Presentations & Conferences

Department of Landscape Architecture, Syracuse NY 1992.

Sachs, Stuart H., "Video Imaging Shows It Like It Is", The Connecticut Landscape Architect, New Haven, CT Vol. V., No. 3, 1991.

Sachs, Stuart H., "Vernacular Design Vocabulary", The Connecticut Landscape Architect, New Haven, CT Vol. V., No. 2, 1991.

Sachs, Stuart H., "Designing the Humane Site", PAWPRINTS, Newsletter, Champaign County Humane Society, Urbana, IL Vol. 9, # 4 Aug-Sep 1987.

Sachs, Stuart H., "Evangelical Highways", Annual Conference of the Educators in Landscape Architecture, Urbana, IL 1985.

Sachs, Stuart H., "Agriculture and Rural Landscape Change: Culture, Icons and Hype", Conference on Rural Landscape Change, California Polytechnic State University, San Luis Obispo, CA 1985.

Sachs, Stuart H., "Alternative Strategies for Design Goals", 5th Annual Chautauqua, Center for Small Town Research and Design, School of Architecture, Mississippi State Univ., Jackson, MS 1984.

Selected photographs (135) of vernacular architecture and cultural landscape in Europe and Asia acquired by the Aga Kahn Foundation, Massachusetts Institute of Technology, Cambridge, MA. 1980-1983

without first complying with all provisions of these Regulations. Although two businesses may be within the same category (e.g. commercial sales and service), the use of the land and/or structures shall not be changed to a new or different type of business unless and until the adequacy of the parking has been approved by the Commission or its staff.

903.4 Overnight Parking or Storage

These requirements are generally designed to provide off-street parking of passenger automobiles necessary for the respective use of the premises. The overnight parking or storage of trucks, vans, utility or other trailers, or similar vehicles or equipment shall not be permitted unless specifically authorized by the Commission.

904. Off-Street Parking Spaces

Except as provided by Section 1000 and Subsection 1057, with respect to additional requirements as a condition for issuance of a Special Permit, the minimum off-street motor vehicle parking facilities shall be provided as follows:

a. One and two-family residences	2 spaces for each family unit.
b. Multi-family dwelling	2 1/2 spaces for each dwelling unit as provided in Section 512(a).
c. Housing for the Elderly	1 1/2 spaces for each dwelling unit except as provided in Subsection 514.2(e).
d. Roomers and Boarders accessory to a residence	1 1/2 spaces for each bedroom offered for rent.
e. Professional office or home occupation permitted by Special Permit in a residential zone as an accessory use	Up to 4 spaces maximum in addition to spaces required for residential units.
f. Hotel, Motel or Inn	1 space for each guest room, plus 1 space for each employee, plus additional space as required by these regulations for permitted accessory uses such as restaurants, dining rooms, lounges, and other similar spaces.
g. Church or other place of worship, theater, auditorium, athletic or recreational facility or other place of public assembly	1 space for each 3 seats or for each 200 square feet or for each 3 persons permitted by the Fire Marshal to occupy the building, whichever would be the greatest.
h. Restaurant or place dispensing food excluding patron bar area	1 space for each 50 sq. ft. of gross floor area. See Section 656 c for additional provisions in CBD Zone.
i. Patron bar area of restaurants taverns and cafes	1 space for each 20 sq. ft. of gross patron floor area.
j. Retail, service or personal service business	1 space for each 100 sq. of gross floor area except where such areas are specifically exempted as per Section 1057.

massachusetts institute of technology

news office



MIT report debunks affordable housing myths

April 29, 2005

The one thing that everybody close to Boston talks about—besides the Red Sox—is the high cost of housing. But affordable housing can be an even more controversial subject than the Sox. Fortunately, one point of contention has now been authoritatively resolved. A report from the Center for Real Estate (MIT/CRE) debunks the notion that affordable housing developments depress the values of nearby single-family dwellings.

MIT/CRE researchers completed a painstaking study of seven affordable housing projects in six towns in suburban Boston and found that these mixed-income, high-density rental developments—so-called 40B developments—have no adverse effects on nearby property values. The projects studied—two in Littleton and one each in Mansfield, Norwood, Randolph, Wilmington and Woburn—were deliberately chosen because they included "suburbanites' worst nightmares," some of the most dense and controversial 40B projects completed in Massachusetts between 1980 and 2000.

The researchers—Henry Pollakowski, David Ritchay and Zoe Weinrobe—established carefully drawn "impact areas" to delineate the neighborhoods in which developments were located. To define the boundaries of the impact areas, they tapped many different sources of information: zoning and land use maps, aerial photographs, road atlases, site visits and meetings with local officials. Property values in the impact areas were then compared to values in the rest of the town over a number of years, using data from 36,000 property sales between 1982 and 2003.

The study's findings were presented by Pollakowski, the team leader as well as director of MIT/CRE's new Housing Affordability Initiative, during a briefing and panel discussion on April 27. The results, Pollakowski says, were striking: In all cases, house price movements in the impact areas simply "tracked" those in nearby market areas.

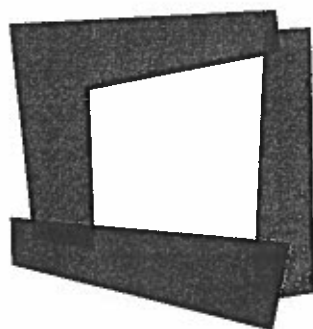
The panelists, representing the full spectrum of state and municipal perspectives on affordable housing, were not surprised by the study's results. Fred Habib, deputy director of the Massachusetts Department of Housing and Community Development, commented, "We never hear complaints about the developments themselves once they're actually built." But he was relieved that independent research could confirm what up until now has been merely anecdotal evidence. As Habib summed up, "I absolutely think [the report] will be viewed with suspicion—all these things are—but it's got MIT behind it."

The panelists quickly moved on, noting that the debate would now shift to other areas. Marc Draisen, executive director of the Metropolitan Area Planning Council, touched a nerve when he said that much of the opposition to affordable housing is expressed in "code." "The arguments [against affordable housing] are arguments of race and class," he said, "but it's no longer polite to say those things, and it's no longer polite for public officials to make the statement I just made." One study won't change things, he noted, but he hoped that "the center's work will chip away at the armor we use to oppose these things; more studies and forceful and dramatic leadership will lead to a gradual turn-around."

The full report, "Effects of Mixed-Income, Multi-Family Housing Developments on Single-Family Housing Values," which includes an executive summary, is available on MIT/CRE's web site, web.mit.edu/cre/.

A version of this article appeared in MIT Tech Talk on May 4, 2005 (download PDF).

URL: <http://web.mit.edu/newsoffice/2005/housing.html>



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CENTER FOR
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HOUSING AFFORDABILITY INITIATIVE

EFFECTS OF MIXED-INCOME,
MULTI-FAMILY RENTAL
HOUSING DEVELOPMENTS
ON SINGLE-FAMILY HOUSING VALUES

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APRIL 2005

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EXECUTIVE SUMMARY

Do mixed-income, high-density rental developments negatively impact nearby single-family property values? This question has been at the core of the controversies surrounding mixed-income housing in suburban Boston communities. Chapter 40B, enacted through the Comprehensive Permit Law and Anti-Snob Zoning Act, is a Massachusetts statute that enables developers to obtain state-authorized comprehensive permits in municipalities that are not in compliance with state affordability criteria: If less than ten percent of a municipality's housing stock is defined as affordable, developers with comprehensive permits can build developments that override local zoning regulations. Because zoning rules are viewed by some as regulatory mechanisms that protect property values by controlling local land use, the ability of developers to circumvent such regulations has given rise to fears that the values of homes surrounding these mixed-income, multi-family developments will decline. These fears are considered one of the strongest motives for residents' opposition to proposed 40B developments. But are such fears justified by the facts?

We designed a rigorous research methodology to examine the impact over time of introducing a large-scale, mixed-income, multi-family rental development into a neighborhood of single-family houses. We developed strict selection criteria that identified seven 40B developments located in six communities in the Boston metropolitan area—Littleton, Mansfield, Norwood, Randolph, Wilmington, and Woburn. These case studies represent some of the most dense and controversial Chapter 40B developments in Greater Boston, in other words, a suburban homeowner's worst nightmare.

After selecting the cases, we conservatively established impact areas, taking care to include only the single-family homes mostly likely to be affected by each respective 40B development. Our process for identifying impact areas essentially restricted the boundaries to abutters and immediate neighbors of each of the seven developments. The purpose of establishing such impact areas was to objectively measure single-family home price changes over time as 40B developments were



announced, approved, constructed, occupied, and integrated into the resident communities.

We then examined the relationship between the large-scale, high-density, mixed-income rental developments and single-family home values. Using hedonic modeling to create comparative house price indexes for each impact area and an appropriate control area (the remainder of the host community) determined how home values had changed over time within the impact and control areas. As will be demonstrated in the report, the results in all seven case study towns lead us to conclude that the introduction of large-scale, high-density mixed-income rental developments in single-family neighborhoods *does not* affect the value of surrounding homes. The fear of potential asset-value loss among suburban homeowners is misplaced.

CASE SELECTION

Our methodology was designed to ensure that our study would identify any relationship between the introduction of a large rental development and single-family house prices. First, we chose to limit our selection to projects within the Greater Boston region. Second, the projects were required to have received their comprehensive permit and have been fully developed between the mid-1980s and 2000. Third, we limited the selection to multi-family, mixed-income rental developments. Last, we generally selected larger developments that were very dissimilar in size, bulk, form, and density from the surrounding community. Our hypothesis was that these types of developments would be the most likely to impact the values of neighboring single-family houses. Two of the most controversial 40B projects in the study, Olde Derby Village and Kimball Court, are shown below (Figure 1).

Given that we wished to test whether these projects would adversely impact neighboring property values, it was necessary to construct detailed maps of the projects and their surroundings. For this step, we built digital maps that identified streets, rivers, open space, zoning, and land use designations. We analyzed these maps using Geographic Information Systems (GIS) technology to assure that the developments were not located at the edge of the town and were sited in residential neighborhoods. Additionally, we evaluated the siting of potential projects using aerial photographs in order to obtain a better sense of the degree to which projects were integrated into residential neighborhoods. The results of this analysis were striking: We found the overwhelming majority of potential case studies were either sited at the edges of towns or cut off from the nearest

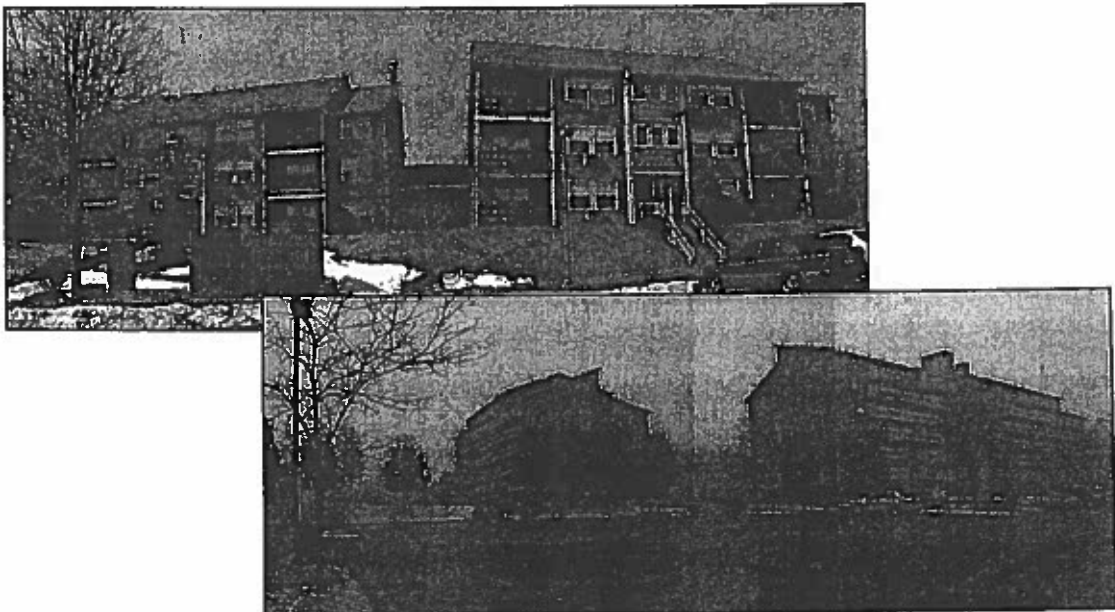
community by large amounts of open space, interstate highways, rail corridors, or industrial and manufacturing uses. This step considerably reduced the number of potential case studies appropriate for more rigorous analysis.

Finally, we made site visits to each of the remaining potential projects. This exercise was instrumental in determining whether a project was actually integrated with the community. We also met with planners, building inspectors, assessors, and GIS specialists in order to obtain a better sense of the neighborhood context for each of the developments.

SELECTED SITES

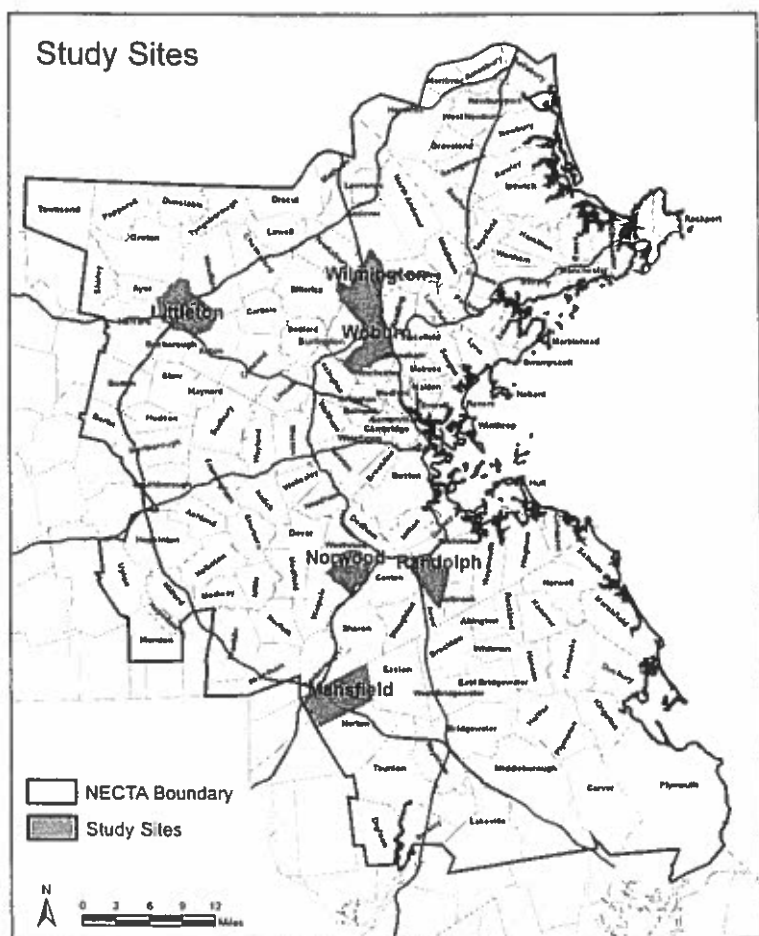
The selection process identified seven projects that are, in most cases, larger and denser than the typical 40B development. Our intention in choosing large multi-family rental projects was to find developments with the highest likelihood of creating negative impacts on the surrounding neighborhood. It could be argued that the projects selected as case studies are the types of developments that suburbanites fear most. If there were ever a development that would cause a negative impact on surrounding property values, it would be one of the large, dense developments examined in this study.

Figure 1. Two Controversial 40B Projects



Olde Derby Village, Norwood (top) and Kimball Court, Woburn (bottom)

Figure 2. Towns with Study Sites



As can be seen by Figure 2, the seven developments in the study are dispersed throughout the greater Boston metropolitan area. Woburn is bisected by Route 125/Interstate 95 northwest of Boston. Wilmington borders Woburn to the north along I-93. Littleton is further northwest of the city at the junction of Route 2 and I-495. Norwood and Randolph are south of Boston along the southern section of I-128. Finally, Mansfield is on the southwest edge of the region at the junction of I-95 and I-495.

Table 1 details the characteristics of each project including its location, developer, size, the number and percentage of affordable units, density, year permitted and completed, and comprehensive permit approval body.

IMPACT AREA DESIGNATION

The impact area for each case study is intended to represent the neighborhood within which the development is located. The single-family houses within this designation are the homes that can most likely be expected to be impacted by a large, dense development. For properties to be included in the impact area they must be either (1) direct abutters, (2) part of a contiguous network of streets radiating from the site, (3) in the direct line-of-sight of the development, or (4) adjacent to open space connections, via playing fields and dedicated walking or bike paths.

Table 1. Study Sites—Detailed Statistics

Development	Location	Developer	Total Units	Affordable Units	% Affordable	Density (units/acre)	Year Permitted	Year Completed	Approval Body
Littleton Green	Littleton	Dementian Guschov	24	24	100%	10.0	1986	1987	Board of Appeals
Pond Side at Littleton	Littleton	First Littleton LP/State Street Development	90	32	35.6%	9.0	1987	1989	Mediation: ZBA, HAC, Developer
Mansfield Depot I/II	Mansfield	Keith Development	245	71	29.0%	16.6	1986 1987	1988 1989	Mediation: ZBA, HAC, Developer
Olde Derby Village	Norwood	Wilson Street Trust	193	35	25.2%	15.4	1985	1986	Superior Court
Liberty Place	Randolph	Liberty Place Associates	107	27	25.2%	9.2	1987	1989	Board of Appeals
Avalon Oaks	Wilmington	AvalonBay ¹	204	41	20.1%	9.1	1997	1999	MA Appeals Court
Kimball Court Apartments (I, II, III)	Woburn	Joseph Mullins	525	127	24.2%	19.3	1985 1989 1999	1988 1990 2002	MA Appeals Court

1. Initial permit request initiated by Wilmington Arboretum.

These criteria define an area where houses are more likely to be negatively impacted from the development than the municipality at large.

Ultimately, impact areas were determined on a case-by-case basis. It would have been inappropriate to apply a generic test such as drawing an arbitrary distance radius around the development capturing all the homes in the area. Our decisions were informed by analyses of zoning and land use maps, aerial photographs, road atlases, and site visits. Most importantly, we held discussions with town planners, building inspectors, tax assessors, GIS specialists, and town managers in order to gain their perspective of neighborhood impact of each development. In almost every case, these discussions reduced the size of our preliminary impact area. This study's careful and conservative treatment of each impact area limited its boundary to just slightly beyond the direct abutters of each development. Figure 3 shows photographs of the impact areas for three of the case studies. The top left, top right, and bottom right photographs were taken from the developments looking out to abutting properties. The bottom left photo was taken from an adjacent street looking into the development from the surrounding neighborhood. As can be seen below, all of these homes have direct sight lines into the developments and the projects are truly embedded in their neighborhoods. The houses deemed to be at the greatest risk of being affected by the mixed-income, multi-family development were included in the defined impact area for each

Figure 3. Impact Area Photographs



Kimball Court Apartments (Top Left), and Avalon Oaks (Top Right and Bottom)

development. The balance of the single-family houses in each town formed the control group.

The few related studies examining the relationship between affordable housing and residential property value that have been conducted in other parts of the US often define their impact areas as contiguous neighborhood areas extending between one-quarter mile and one-half mile from the site in question. This convention is not readily adaptable to our study or Boston's suburban metropolitan area. The former studies examined much more densely developed neighborhood areas comprised of a continuous urban fabric. In suburban Boston, however, an impact area dissolves quickly due to the large lot sizes and irregular street grids.

In addition, previous studies have typically not been longitudinal. That is, they attempt to discern property value effects at a single point in time. Following neighborhood property values over time is a much more powerful tool.

HEDONIC METHODOLOGY

Our methodology draws from the considerable body of spatial and longitudinal research in urban and housing economics. We used hedonic modeling techniques to create quality-controlled sales price indexes for both the impact area and control area (the remainder of single-family homes in that town). Hedonic modeling is based on the assumption that home buyers assign quantifiable values to the individual characteristics that make up a house (e.g., size, bathrooms, lot size). Our models estimate both the contributions to value of the characteristics of a house and the variations in value that occur over time. This allows us to "price" a typical house over time. We have isolated time in the equation to see how house prices within the impact areas move as affordable housing developments are announced, built, and occupied. That is, we build and compare house price indexes for the impact and control areas to determine if house prices within the impact areas were affected by the introduction of large, dense rental housing developments. By considering both spatial and longitudinal house price variation, we provide a comprehensive look at the micro-level valuation impacts associated with such development.

DATA AND MODEL SPECIFICATION

This study used sales transaction data for single-family houses. We obtained records for about 36,000 transactions between 1982 and 2003. In order to use transaction data in hedonic



modeling, the records must contain structural attributes of the house in addition to the sales price and the sale date. All the requisite information is not compiled by one agency in a uniform format. Transaction data including address, sales price, date, buyer, seller, and mortgage amount are collected by the Registries of Deeds in Massachusetts. Records containing information pertaining to property attributes are maintained by local municipal assessors. We purchased data from a third party vender, The Warren Group, to bridge the gap between registries' and assessors' records.

Drawing on the relevant economic literature, and guided by the availability of transaction data for individual houses, appropriate hedonic models were constructed for each case. In particular, thorough analyses of descriptive statistics were undertaken to construct appropriate explanatory variables.

The variables we included are all considered to be strong determinants of price. All of our models contain a combination of the following explanatory variables: house size, lot size, number of bedrooms, number of bathrooms, and the year the house was built. Our hedonic models also include explanatory variables to represent time. These allow us to measure the "effect" of the passage of time, while holding constant the characteristics of the house.²

For each of our seven cases, separate hedonic equations were constructed and estimated for both the control area and impact area. Using these results, we were able to "price" a typical house in each group over time. Comparisons of these price paths allowed us to see whether prices in an impact area deviated from those in a control area.

ANALYSIS PERIOD

Housing markets are very complex and information is absorbed differentially over time. As such, it is difficult to isolate the impact any one event has on sales price. The best way to capture the influence of an event is to observe impact area price paths or trends before, during, and after the event and look for substantial variations from a control path. We created house sales price indexes that begin before comprehensive permit approval and that extend beyond the initial occupancy of the projects. The twenty-year length of this study (1983-2003) provided a continuous time path that included cyclical changes in the larger market.

The analysis period for each development is designed to include the years in which the influence of the development was strongest. There are many competing factors affecting

sales price of single-family homes, and as time passes after the introduction of a large, dense development, other factors may dilute its influence. The length of each analysis period varies slightly as a function of the development process. Generally, the analysis period is three years long, beginning with comprehensive permit approval and ending the year the project was placed in service.

EMPIRICAL RESULTS—KIMBALL COURT APARTMENTS, WOBURN

For the purposes of this Executive Summary, we will give a thorough description of only one of the case studies, Kimball Court Apartments in Woburn. It is the largest development in our study and it is remarkably different from, and out of scale with, the surrounding neighborhood. As such, we might expect this development to be the most likely to affect single-family house prices.

The City of Woburn has seen not one but *three* phases of the Kimball Court housing development. All phases were permitted using Chapter 40B, and each phase has a separate analysis period. The three analysis periods are not all the same length (differences are related to the construction and development timeline of each phase) but the impact area and the control area are the same for all phases.

IMPACT AREA

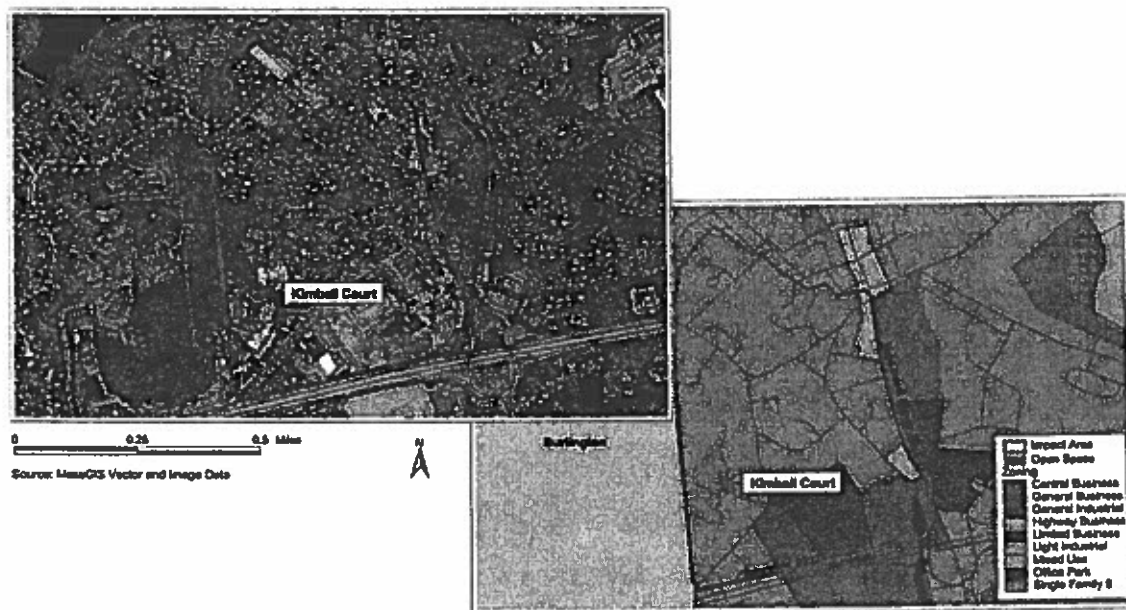
Kimball Court is located on the western edge of Woburn adjacent to the Burlington border. We have only considered the single-family homes in Woburn as part of the impact area. The boundary is rectangular shaped with three definitive edges formed by Burlington to the west, Route 128 to the south, and Main Street on the east. The northern edge is marked where Merrimac Street intersects Main Street and winds west through residential streets to where Pearl Street crosses into Burlington. The Kimball Court impact area is one of the largest in the study, in part because the development is so dominating that its presence radiates deeply into the residential neighborhood. The topography of the impact area slopes from the north and east toward Kimball Court. The grade affords houses close to Main Street and farther north clear site lines of the seven-story buildings.

Figure 4 shows an aerial photograph and zoning map of the impact area and surrounding



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Figure 4. Aerial Photograph and Zoning Map: Kimball Court, Woburn



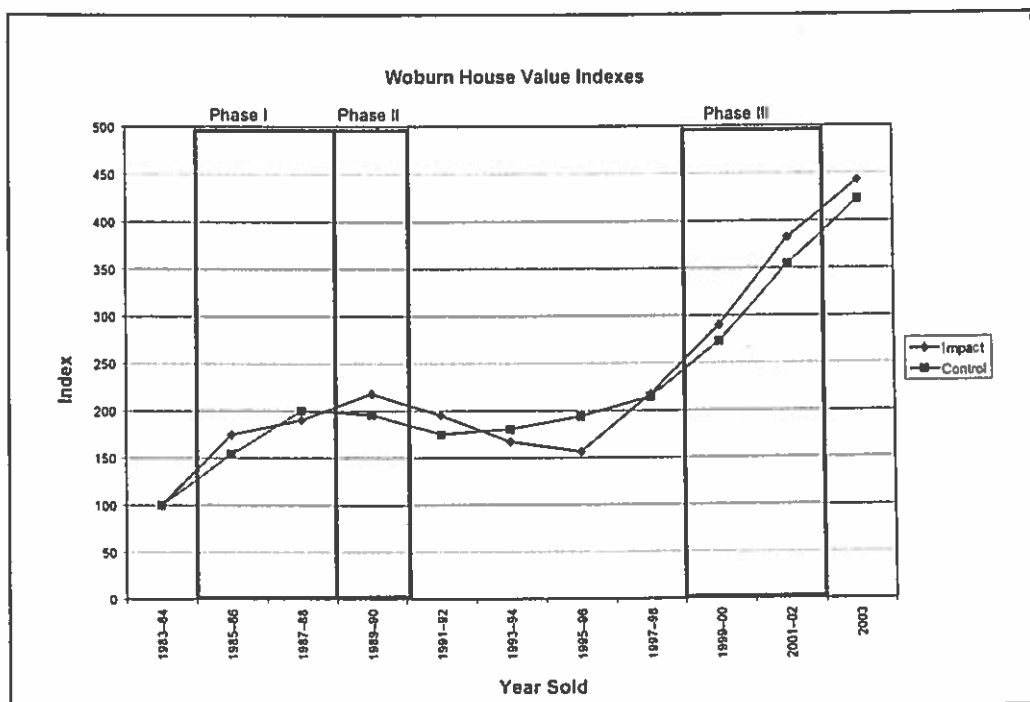
neighborhood. The photograph clearly depicts the mismatch between the form and scale of Kimball Court and neighboring single-family homes. Most of the open space adjacent to the development provides a buffer only to Burlington; Woburn residents face a sharp edge with little or no transition. The zoning map reinforces the point that Kimball Court is an island amid a single-family district. There are other non-residential uses to the south facing I-95/Route 128, but Kimball Court penetrates into the neighborhood as opposed to remaining on the periphery.

SALES PRICE INDEXES

Chart 1 shows the house price indexes for the control and impact areas. Both indexes track house price movements over time that are consistent with the Boston area's market experience. House prices rose strongly through the mid-1980's peaking in late 1988 and 1989. Prices generally declined during the early 1990s, but by 1996 the market had turned a corner and house prices rebounded sharply. Both the control area and the impact area followed the experience of the larger Boston market, with both indexes following very similar price paths.

In the years after the introduction of each Kimball Court phase, the impact area and control area experienced similar appreciation in sale price for single family homes. Over the

Chart 1. Woburn House Value Indexes



course of the entire study the compound annual growth rate for sale prices was 7.9% for the control area and 8.1% for the impact area.

PHASE I

The first phase was permitted in 1985 and completed in 1988. The appropriate analysis period using our price indexes begins at the two-year period preceding permitting (1983–84) and ends with the two-year period following completion. During this Phase I analysis period, the impact area experienced a 13.9 percent annual growth rate, slightly greater than the control area's 11.9 percent rate. (See Chart 2.) This was a turbulent period, with home prices doubling.

PHASE II

The second phase was permitted in 1989 and completed in 1990. The analysis period thus begins with 1987–88 and runs through 1991–92, the two-year period after completion. For the Phase II analysis period the impact area house values were essentially unchanged (growth rate of 0.6 percent). Over the same time period, house prices in the control area declined slightly, with an annual growth rate of -3.3 percent. House values around Kimball Court were not adversely impacted by the mixed-income, multi-family rental development.

PHASE III

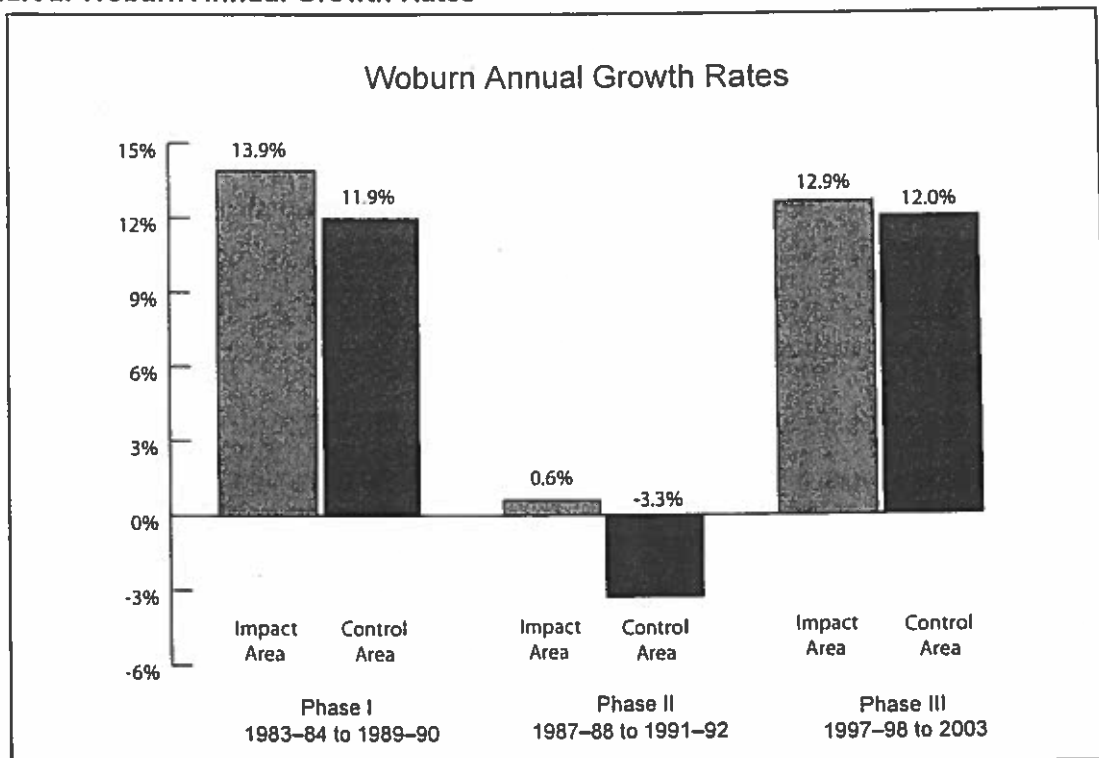
The final phase was permitted in 1999 and completed in 2002. Our analysis period, therefore, runs from 1997–98 through 2003, the last year for which data were available. During the Phase III analysis period, the house values in the impact area rose 12.6 percent annually. The trend for the control area was nearly identical, with house values experiencing an average annual appreciation rate of 12.0 percent.

Overall, we see that there are no substantive differences between the two price paths. Sale prices for single-family homes in the impact and control areas moved nearly in tandem during the three development phases of Kimball Court.

CONCLUSION

To answer the question, "Do large-scale, high-density mixed-income rental developments negatively impact nearby single-family property values in suburban Boston?", we studied the relationship over time, within 8 separate communities, between single-family house prices directly impacted by such developments and those that were not. Our case selection criteria identified

Chart 2. Woburn Annual Growth Rates



some of the worst-case scenarios of multi-family intrusion into a single-family neighborhood. As such, the developments we evaluated should have the greatest likelihood for negatively impacting adjacent residences. Moreover, given the often contentious nature of the comprehensive permit process, wherein fears of property devaluation and radical changes in neighborhood character were expressed, it seems readily apparent that many local residents would accept this premise.

The empirical analysis for each of the seven cases indicated that the sales price indexes for the impact areas move essentially identically with the price indexes of the control areas before, during, and after the introduction of a 40B development. We find that large, dense, multi-family rental developments made possible by chapter 40B do not negatively impact the sales price of nearby single-family homes. Our findings are transferable to similar developments in towns such as the ones studied.

Massachusetts-style mixed-income, multi-family developments need not be feared in terms of property value losses. The 40B developments considered in this study are high quality housing and, when built, represented the top of the local market. Nearly three-quarters of the housing units in our case studies are market rate. These 40B projects are not just affordable housing developments; they are market-rate multi-family rental communities incorporating an affordable component.

Our finding of the absence of negative property value effects associated with 40B developments should allay municipalities' and homeowners' fears with respect to approving high-quality projects. Given the severe shortage of affordable housing in the Boston metropolitan area, we hope the results of our research will contribute to increasing the rate at which municipalities are able to come into compliance with Massachusetts's affordable housing laws.



Myths and Stereotypes about Affordable Housing

MYTH: Affordable housing will drive down property values.

REALITY: Repeated research has shown that affordable housing has no negative impact on the price or frequency of sales of neighboring homes. A recent study of four very-low-income family housing developments in suburban Chicago – Victorian Park in Streamwood, Liberty Lakes Apartments in Lake Zurich, Waterford Park Apartments in Zion, and Brookhaven Apartments in Gurnee – revealed that affordable housing can have a positive impact on



Mixed-Income Condo Development,
Lincoln, MA

surrounding property values. A Wisconsin study of housing constructed under the Low Income Housing Tax Credit program concluded that property values surrounding these developments rose, even in relatively affluent areas. In addition, mixed-income buildings can boost the residential real estate market in many areas by replacing the blighted buildings that keep real estate values low. Numerous studies over time from around the country support the general notion that affordable housing has no negative impact on surrounding property values—especially if it is thoroughly integrated into the neighborhood.¹

¹Michael MaRous, "Low-Income Housing in Our Backyard: What Happens to Residential Property Values?" *The Appraisal Journal* 64, 1, (1996): 27-34; Richard K. Green et al., *Low Income Housing Tax Credit Housing Developments and Property Values*. Center for Urban Land Economics Research, University of Wisconsin, 2002; Ingrid Gould Ellen et al., "Do Homeownership Programs Increase Property Value in Low Income Neighborhoods?" Joint Center for Housing Studies, Harvard University. Low Income Homeownership Working Paper Series, September 2001; Maxfield Research, *A Study of the Relationship Between Affordable Family Rental Housing and Home Values in the Twin Cities* (Minneapolis, MN: Family Housing Fund, 2000).; Joyce Siegel, *The House Next Door*, Innovative Housing Institute, 1999. <http://www.inhousing.org/housenex.htm>.; Elizabeth Warren, Robert Aduddell, and Raymond Tatlovich. *The Impact of Subsidized Housing on Property Values: A Two-Pronged Analysis of Chicago and Cook County Suburbs*. Center for Urban Policy, Loyola University of Chicago, Urban Insight Series No. 13, 1983.; Paul Cummings and John Landis, *Relationships Between Affordable Housing Developments and Neighboring Property Values*. Institute of Urban and Regional Development, University of California at Berkeley, Working Paper 599, 1993.; Jeffery Baird, *The Effects of Federally Subsidized Low-Income Housing on Residential Property Values in Suburban Neighborhoods*. Northern Virginia Board of Realtors Research Study, December 1980.; Hugh Nourse, "The Effect of Public Housing on Property Values in St. Louis." *Land Economics* 60 (2), 1984.; Carol Babb, Louis Pol, and Rebecca Guy, "The Impact of Federally-Assisted Housing on Single-Family Housing Sales: 1970-1980." *Mid-South Business Journal*, July 1984; Robert Lyons and Scott Loveridge, *An Hedonic Estimation of the Effect of Federally Subsidized Housing on Nearby Residential Property Values*. University of Minnesota, Department of Applied Economics, 1993.

Metes and Bounds Description of the Area to be Re-Zoned
(excerpted from the deed pre-dating the 2007 division of the property
into two separate single-family building lots)

All that certain lot of land situated in the town of Darien, in the county of Fairfield and state of Connecticut, containing in area 0.468 of an acre, shown and delineated on a certain map entitled, "Property at Darien, Conn. to be Conveyed by Zigman Mason to The Connecticut Power Company", now on file in the Darien Town Clerk's office as Map No. 962, reference thereto being had; said lot being bounded and described as follows:

NORTH: 140.0 feet by West Avenue;
EAST: 145.35 feet by Leroy Avenue;
SOUTH: 140.00 feet by land now or formerly of Julia Szanto; and
WEST: 145.84 feet by land now or formerly of Zigman Mason.